Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	403 PALMERSTON STREET BUNINYONG VIC 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$620,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	Other	Suburb	Buninyong
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

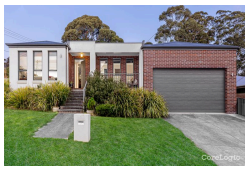
Address of comparable property	Price	Date of sale
1 DARRIWELL DRIVE MOUNT HELEN VIC 3350	$525,000	28-Sep-24
309A EYRE STREET BUNINYONG VIC 3357	$570,000	20-Feb-24
18 NYORA GROVE MOUNT HELEN VIC 3350	$620,000	16-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 8th December 2025

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1 DARRIWELL DRIVE MOUNT HELEN VIC 3350

3 2 2

Sold Price **$525,000** Sold Date **28-Sep-24**

Distance **2.03km**



309A EYRE STREET BUNINYONG VIC 3357

3 2 2

Sold Price **$570,000** Sold Date **20-Feb-24**

Distance **0.24km**



18 NYORA GROVE MOUNT HELEN VIC 3350

3 2 2

Sold Price **$620,000** Sold Date **16-Sep-24**

Distance **2.53km**

RS = Recent sale **UN** = Undisclosed Sale

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