

## 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

306 RUSSELL STREET BUNINYONG VIC 3357

### Indicative selling price

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

Single Price

\$550,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

House

Suburb

Buninyong

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 |
| 302 RUSSELL STREET BUNINYONG VIC 3357  | \$540,000 | 23-May-24 |
| 412 INGLIS STREET BUNINYONG VIC 3357   | \$675,000 | 19-Feb-25 |

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: 28th October 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 **1.91km**



**302 RUSSELL STREET BUNINYONG  
VIC 3357**

3 1 2

Sold Price

**\$540,000**

Sold Date **23-May-24**

Distance **0.04km**



**412 INGLIS STREET BUNINYONG  
VIC 3357**

2 2 2

Sold Price

**\$675,000**

Sold Date **19-Feb-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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