

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

7 SHEOAK DRIVE 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

N/A

or range
between

\$995,000

&

\$1,045,000

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

5 CALLISTEMON COURT BUNINYONG VIC 3357	\$1,060,000	08-Sep-25
4 PEPPER LANE BUNINYONG VIC 3357	\$930,000	31-Oct-24
210 BARKLY STREET BUNINYONG VIC 3357	\$1,200,000	18-Aug-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: 21st November 2025



**5 CALLISTEMON COURT
BUNINYONG VIC 3357**

6 3 3

Sold Price ^{RS} **\$1,060,000** ^{UN} Sold Date **08-Sep-25**

Distance **0.1km**



**4 PEPPER LANE BUNINYONG VIC
3357**

4 2 8

Sold Price **\$930,000** Sold Date **31-Oct-24**

Distance **0.18km**



**210 BARKLY STREET BUNINYONG
VIC 3357**

4 3 2

Sold Price ^{RS} **\$1,200,000** Sold Date **18-Aug-25**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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