

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

5 AYTON STREET HUNTLY VIC 3551

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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

Huntly

Period-from

01 Feb 2025

to

31 Jan 2026

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

44 SENDOCK PARADE HUNTLY VIC 3551	\$306,000	08-Dec-25
49 CHARTERS WAY HUNTLY VIC 3551	\$275,000	26-Nov-25
46 SENDOCK PARADE HUNTLY VIC 3551	\$304,000	28-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: 02 February 2026

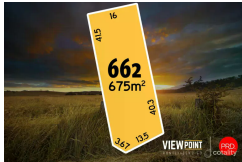

44 SENDOCK PARADE HUNTLY VIC 3551
 -
  -
  -

Sold Price

\$306,000

 Sold Date **08-Dec-25**

Distance

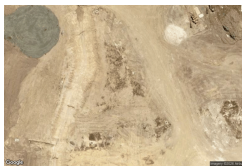
0.5km

49 CHARTERS WAY HUNTLY VIC 3551
 -
  -
  2

Sold Price

\$275,000

 Sold Date **26-Nov-25**

Distance

0.3km

46 SENDOCK PARADE HUNTLY VIC 3551
 -
  -
  -

Sold Price

\$304,000

 Sold Date **28-Aug-25**

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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