

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

20 TOY STREET LONGWARRY VIC 3816

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

\$910,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Longwarry

Period-from

01 Nov 2024

to

31 Oct 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 GEORGE STREET BUNYIP VIC 3815	\$965,000	16-Oct-25
6 PRINCES AVENUE LONGWARRY VIC 3816	\$840,000	15-Jan-25
2A FLETT STREET BUNYIP VIC 3815	\$912,000	15-Apr-25

OR

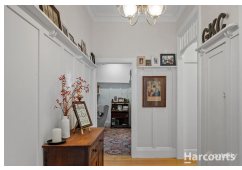
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 November 2025

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5 GEORGE STREET BUNYIP VIC 3815

4 2 2

Sold Price

^{RS}

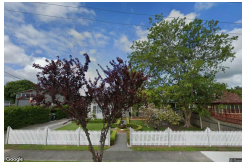
\$965,000

Sold Date

16-Oct-25

Distance

4.17km



6 PRINCES AVENUE LONGWARRY VIC 3816

4 - -

Sold Price

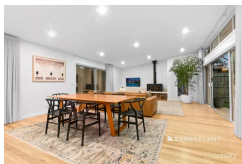
\$840,000

Sold Date

15-Jan-25

Distance

0.24km



2A FLETT STREET BUNYIP VIC 3815

3 2 2

Sold Price

\$912,000

Sold Date

15-Apr-25

Distance

4.29km

RS = Recent sale

UN = Undisclosed Sale

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