

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

10 RUSSELL 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Buninyong

Period-from

01 Apr 2025

to

31 Mar 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

211 SIMPSON STREET BUNINYONG VIC 3357	\$400,000	07-Feb-26
511 SCOTT STREET BUNINYONG VIC 3357	\$420,000	18-Sep-25
513 SCOTT STREET BUNINYONG VIC 3357	\$390,000	19-Sep-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: 24 April 2026


**211 SIMPSON STREET BUNINYONG
VIC 3357**

Sold Price

\$400,000

Sold Date

07-Feb-26
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Distance

1.23km

**511 SCOTT STREET BUNINYONG
VIC 3357**

Sold Price

\$420,000

Sold Date

18-Sep-25
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Distance

1.44km

**513 SCOTT STREET BUNINYONG
VIC 3357**

Sold Price

\$390,000

Sold Date

19-Sep-25
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Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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