

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

204 LEARMONTH 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Buninyong

Period-from

01 Jun 2025

to

31 May 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

103 CORNISH STREET BUNINYONG VIC 3357	\$790,000	12-Feb-26
6 HERRIOTT STREET BUNINYONG VIC 3357	\$770,000	23-Oct-25
503 YUILLE STREET BUNINYONG VIC 3357	\$747,000	11-Jun-26

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: 22 June 2026



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103 CORNISH STREET BUNINYONG Sold Price **\$790,000** Sold Date **12-Feb-26**
VIC 3357

3 2 8

Distance **0.54km**



6 HERRIOTT STREET BUNINYONG Sold Price **\$770,000** Sold Date **23-Oct-25**
VIC 3357

3 2 1

Distance **0.75km**



503 YUILLE STREET BUNINYONG Sold Price ^{RS} **\$747,000** Sold Date **11-Jun-26**
VIC 3357

3 1 4

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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