

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

2 Simpson Street, Buninyong, Vic 3357

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$1,390,000

&

\$1,490,000

Median sale price

Median price

\$750,000

Property type

House

Suburb

Buninyong

Period - From

01/09/2024

to

31/08/2025

Source



PropTrack

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 eighteen 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
1 Delaland Avenue, Buninyong, VIC 3357	\$1,250,000	19/03/2024
85 Yendon No 1 Rd, Buninyong, VIC 3357	\$1,315,000	20/08/2024
92 South Imperial Road, Buninyong, VIC 3357	\$1,130,000	04/03/2025

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 eighteen months.~~

This Statement of Information was prepared on: 09/09/2025