

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 or
locality and postcode

15A Wynvale Rise, Hepburn Vic 3461

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$550,000

Property Type House

Suburb Hepburn

Period - From 10/04/2025

to 09/04/2026

Source Property Data

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
1	4 Radium Av HEPBURN SPRINGS 3461	\$760,000	12/03/2026
2	44 East St DAYLESFORD 3460	\$795,000	17/09/2025
3	2 Park Av HEPBURN SPRINGS 3461	\$750,000	25/01/2025

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 18 months.~~

This Statement of Information was prepared on:

10/04/2026 13:02

Gary Cooke
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3 2 2

Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$795,000
Median House Price
10/04/2025 - 09/04/2026: \$550,000

Comparable Properties



4 Radium Av HEPBURN SPRINGS 3461 (REI)

[Agent Comments](#)

3 1 1

Price: \$760,000
Method: Private Sale
Date: 12/03/2026
Property Type: House
Land Size: 618 sqm approx



44 East St DAYLESFORD 3460 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$795,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 395 sqm approx



2 Park Av HEPBURN SPRINGS 3461 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$750,000
Method: Private Sale
Date: 25/01/2025
Property Type: House
Land Size: 593 sqm approx

Account - Jellis Craig | P: 03 9989 2525