Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

210 Barkly Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000	Range between	\$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$750,000	Pro	perty Type	House		Suburb	Buninyong
Period - From	21/07/2024	to	20/07/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Coxall St BUNINYONG 3357	\$1,250,000	17/04/2025
2	301 Scott St BUNINYONG 3357	\$1,170,000	11/03/2025
3	102 Cornish St BUNINYONG 3357	\$1,190,000	26/10/2024

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:	21/07/2025 09:56



JellisCraig





Property Type: House (Previously

Occupied - Detached) Land Size: 2041 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** 21/07/2024 - 20/07/2025: \$750,000

Comparable Properties



2 Coxall St BUNINYONG 3357 (REI/VG)

Price: \$1,250,000 Method: Private Sale Date: 17/04/2025 Property Type: House Land Size: 4770 sqm approx

Agent Comments



301 Scott St BUNINYONG 3357 (REI/VG)

Agent Comments

Price: \$1,170,000 Method: Private Sale Date: 11/03/2025 Property Type: House Land Size: 1214 sqm approx

102 Cornish St BUNINYONG 3357 (REI/VG)





Agent Comments



Price: \$1,190,000 Method: Private Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 2026 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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