

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

170 NASH ROAD BUNYIP VIC 3815

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,395,000

&

\$1,520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Farm

Suburb

Bunyip

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 two kilometres of the property for sale in the last 6 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

210 NASH ROAD BUNYIP VIC 3815	\$1,510,000	28-Jun-25
27 DORAN ROAD BUNYIP VIC 3815	\$1,400,000	14-Mar-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 10 June 2026

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**210 NASH ROAD BUNYIP VIC 3815** Sold Price **\$1,510,000** Sold Date **28-Jun-25**

4 2 4

Distance **0.5km**



**27 DORAN ROAD BUNYIP VIC 3815** Sold Price **\$1,400,000** Sold Date **14-Mar-25**

2 2 10

Distance **1.17km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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