

# 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

3 Frame Avenue, Hepburn Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,425,000

### Median sale price

Median price \$680,000

Property Type House

Suburb Hepburn

Period - From 01/04/2024

to 31/03/2025

Source REIV

### 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	23 Ingrow La DAYLESFORD 3460	\$1,470,000	12/04/2025
2			
3			

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:

29/05/2025 14:35



 3  2  2+

**Property Type:** House  
**Land Size:** 2334 sqm approx  
[Agent Comments](#)

## Comparable Properties



**23 Ingrow La DAYLESFORD 3460 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 12/04/2025  
**Property Type:** House  
**Land Size:** 2987 sqm approx

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.