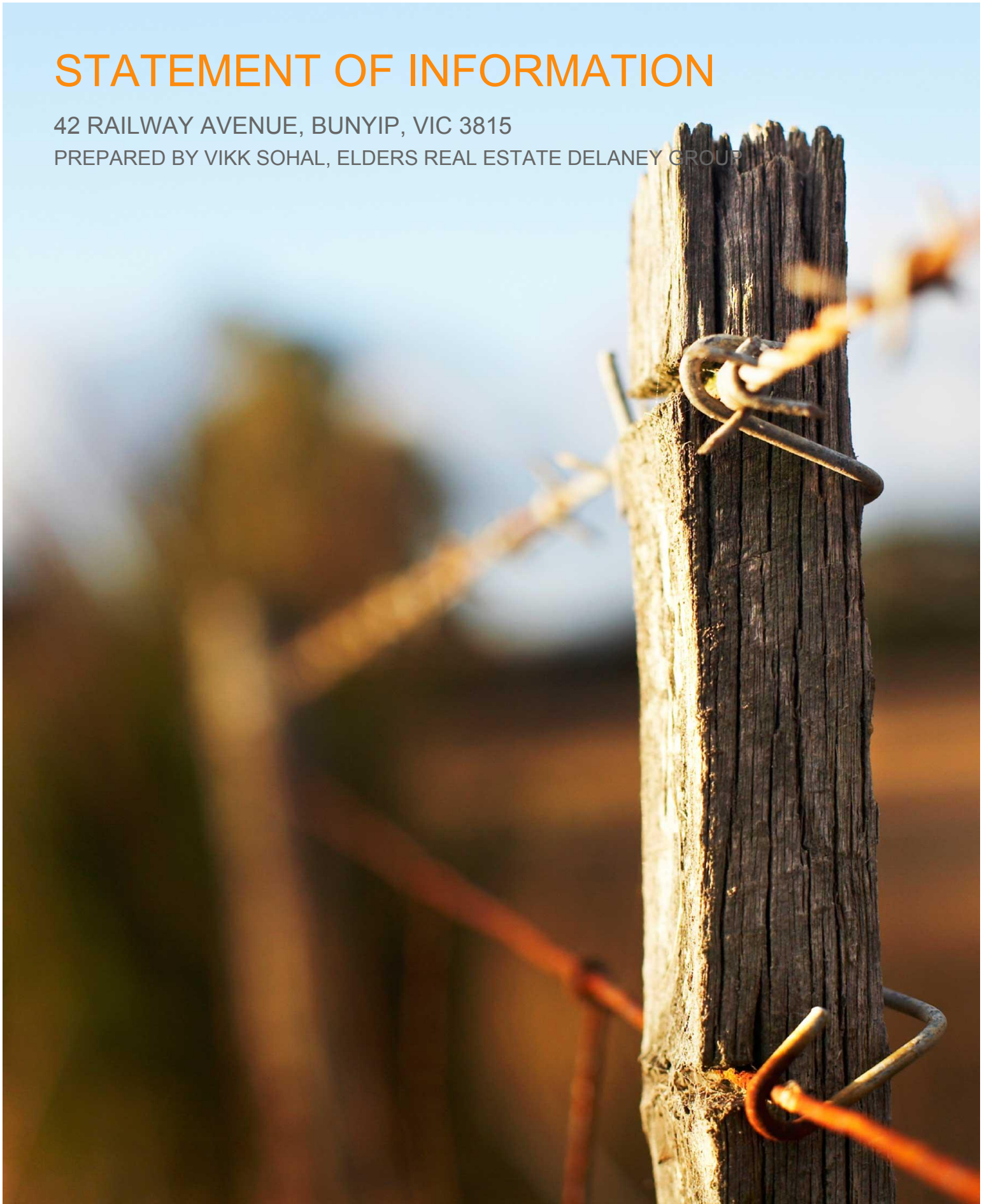


STATEMENT OF INFORMATION

42 RAILWAY AVENUE, BUNYIP, VIC 3815

PREPARED BY VIKK SOHAL, ELDERS REAL ESTATE DELANEY GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Private Inspections Available

All inspections are by appointment only. You MUST call the agent directly to arrange a private inspection at the advertised time to comply with our State government guidelines and density limits.

INSPECTION POLICY

- Bookings are essential. No booking, no entry!
- You must scan the QR code before you enter the property.
- Masks must be worn at all times. No mask, no entry!
- Please keep a 1.5m distance between you and other people.

Our agents will provide hand sanitiser at every inspection and will follow the physical distancing rules to protect others.

We thank you for your cooperation.



Herwick | Pakenham | Drouin

42 RAILWAY AVENUE, BUNYIP, VIC 3815

3 2 8

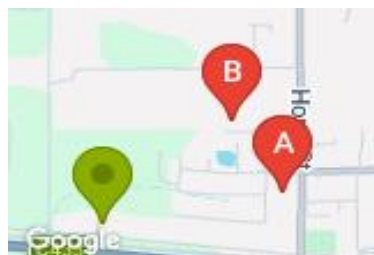
Indicative Selling Price

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

Price Range: \$800,000 to \$850,000

Provided by: Vikk Sohal, Elders Real Estate Delaney Group

MEDIAN SALE PRICE



BUNYIP, VIC, 3815

Suburb Median Sale Price (House)

\$895,000

01 July 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



19 HOPE ST, BUNYIP, VIC 3815

3 1 1

Sale Price

****\$900,000**

Sale Date: 16/12/2025

Distance from Property: 599m



22 NYLANDER RD, BUNYIP, VIC 3815

3 2 2

Sale Price

\$920,000

Sale Date: 29/10/2025

Distance from Property: 557m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

42 RAILWAY AVENUE, BUNYIP, VIC 3815

Indicative selling price

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

Price Range:

\$800,000 to \$850,000

Median sale price

Median price

\$895,000

Property type

House

Suburb

BUNYIP

Period

01 July 2025 to 31 December 2025

Source

pricfinder

Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

19 HOPE ST, BUNYIP, VIC 3815	**\$900,000	16/12/2025
22 NYLANDER RD, BUNYIP, VIC 3815	\$920,000	29/10/2025

This Statement of Information was prepared on:

10/03/2026