Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le						
Address Including suburb and postcode	Including suburb and 1 Mary Street Bunyip VIC 3815						
Indicative selling price							
For the meaning of this price	e see consumer.vio	c.gov.au	ı/underquotin	g (*Delet	e single price	or range	as applicable)
Single Price	\$645,000		or range between			&	
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$480,000 Prope		erty type Unit		nit	Suburb	Bunyip
Period-from	01 Oct 2024	to 30 Sep 2025			Source	Cotality	
Comparable property s	ales (*Delete A	or B b	elow as ar	plicabl	e)		
A* These are the three estate agent or agen	properties sold with	hin two	kilometres of	the prop	erty for sale i		
Address of comparable property					Price	•	Date of sale
OR							

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: 23 October 2025



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