

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 and
postcode

110 CLIFTON WEST ROAD WY YUNG VIC 3875

Indicative selling price

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

Single Price

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wy Yung

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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.

Address of comparable property

Price

Date of sale

9 HAMILTON DRIVE WY YUNG VIC 3875	\$980,000	09-Sep-25
65 WAKEFIELD TERRACE WY YUNG VIC 3875	\$1,100,000	27-Mar-25
1B SUDING CLOSE WY YUNG VIC 3875	\$1,050,000	21-Nov-25

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.~~

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9 HAMILTON DRIVE WY YUNG VIC 3875

 4  2  2

Sold Price

\$980,000

Sold Date **09-Sep-25**

Distance **0.54km**



65 WAKEFIELD TERRACE WY YUNG VIC 3875

 4  2  4

Sold Price

\$1,100,000

Sold Date **27-Mar-25**

Distance **0.63km**



1B SUDING CLOSE WY YUNG VIC 3875

 4  2  -

Sold Price

\$1,050,000

Sold Date **21-Nov-25**

Distance **3.67km**



5 HOWITT AVENUE EASTWOOD VIC 3875

 4  2  2

Sold Price

\$980,000

Sold Date **03-Dec-25**

Distance **4.48km**

RS = Recent sale

UN = Undisclosed Sale

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