

Statement of Information

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17B DOOLEY STREET 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,000

Property type

Land

Suburb

Wy Yung

Period-from

01 Apr 2025

to

31 Mar 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

73 LANTERIS ROAD WY YUNG VIC 3875	\$270,000	04-Aug-25
36 HODGES ESTATE ROAD ELLASWOOD VIC 3875	\$290,000	14-May-25
6 KEYS COURT WY YUNG VIC 3875	\$305,000	24-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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73 LANTERIS ROAD WY YUNG VIC 3875 Sold Price \$270,000 Sold Date 04-Aug-25

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Distance 2.09km



36 HODGES ESTATE ROAD ELLASWOOD VIC 3875 Sold Price \$290,000 Sold Date 14-May-25

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Distance 2.32km



6 KEYS COURT WY YUNG VIC 3875 Sold Price \$305,000 Sold Date 24-Nov-25

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Distance 1.84km

RS= Recent sale

UN= Undisclosed Sale

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