

## 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

655 ORRS ROAD WY YUNG VIC 3875

### Indicative selling price

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

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Wy Yung

Period-from

01 Jan 2025

to

31 Dec 2025

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 875 WATERHOLES ROAD CLIFTON CREEK VIC 3875 | \$460,000 | 16-Oct-24 |
| 214 DEPTFORD ROAD GRANITE ROCK VIC 3875    | \$650,000 | 27-Feb-25 |
| 565 WADDELLS ROAD SARSFIELD VIC 3875       | \$790,000 | 06-Mar-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.~~

This Statement of Information was prepared on: 21 January 2026

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**875 WATERHOLES ROAD CLIFTON CREEK VIC 3875** Sold Price **\$460,000** Sold Date **16-Oct-24**

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Distance **7.78km**



**214 DEPTFORD ROAD GRANITE ROCK VIC 3875** Sold Price **\$650,000** Sold Date **27-Feb-25**

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Distance **4.29km**



**565 WADDELLS ROAD SARSFIELD VIC 3875** Sold Price **\$790,000** Sold Date **06-Mar-25**

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Distance **10.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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