

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

358 EASTWOOD 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wy Yung

Period-from

01 Sep 2025

to

31 Aug 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

11 THE BOULEVARDE WY YUNG VIC 3875	\$900,000	16-Apr-26
1B SUDING CLOSE WY YUNG VIC 3875	\$1,050,000	21-Nov-25
4 DI PALMA TERRACE ELLASWOOD VIC 3875	\$1,030,000	25-Feb-26

OR

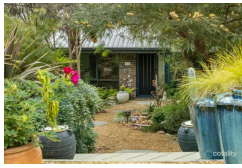
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 September 2026

Casey Skipp

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11 THE BOULEVARDE WY YUNG VIC 3875

4 2 2

Sold Price

\$900,000

Sold Date

16-Apr-26

Distance

0.84km



1B SUDING CLOSE WY YUNG VIC 3875

4 2 -

Sold Price

\$1,050,000

Sold Date

21-Nov-25

Distance

1.51km



4 DI PALMA TERRACE ELLASWOOD VIC 3875

4 2 2

Sold Price

\$1,030,000

Sold Date

25-Feb-26

Distance

1.84km



11 CLIFTON TERRACE WY YUNG VIC 3875

5 2 2

Sold Price

\$935,000

Sold Date

08-Jul-26

Distance

1.02km



20 SHIELDS ROAD LUCKNOW VIC 3875

4 3 15

Sold Price

\$1,006,000

Sold Date

20-Feb-26

Distance

1.97km



50 ORRS ROAD LUCKNOW VIC 3875

4 3 3

Sold Price

^{RS} **\$1,245,000**

Sold Date

18-May-26

Distance

2.03km

RS = Recent sale

UN = Undisclosed Sale

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20 WILLIAM COURT LUCKNOW
VIC 3875

Sold Price

\$1,050,000

Sold Date

24-Jul-25

5

3

5

Distance

2.36km



55 BALFOURS ROAD LUCKNOW
VIC 3875

Sold Price

^{RS}\$1,200,000

Sold Date

29-Jul-26

4

2

2

Distance

2.48km

RS = Recent sale

UN = Undisclosed Sale

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