

## 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

146 BULLUMWAAL 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

or range  
between

\$300,000

&

\$320,000

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 33 LORIMER DRIVE EASTWOOD VIC 3875 | \$410,000 | 08-Apr-26 |
| 64 LORIMER DRIVE EASTWOOD VIC 3875 | \$315,000 | 18-Sep-25 |
| 65 TIERNEY STREET WY YUNG VIC 3875 | \$180,000 | 28-Mar-25 |

OR

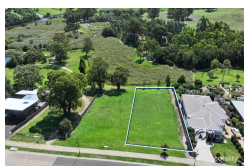
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 September 2026

Casey Skipp

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## 33 LORIMER DRIVE EASTWOOD VIC 3875

Sold Price

**\$410,000**

Sold Date

**08-Apr-26**

 -  -  -

Distance

**0.93km**



## 64 LORIMER DRIVE EASTWOOD VIC 3875

Sold Price

**\$315,000**

Sold Date

**18-Sep-25**

 -  -  -

Distance

**1.26km**



## 65 TIERNEY STREET WY YUNG VIC 3875

Sold Price

**\$180,000**

Sold Date

**28-Mar-25**

 -  -  -

Distance

**0.8km**



## 106 FLINNS ROAD EASTWOOD VIC 3875

Sold Price

**\$240,000**

Sold Date

**19-Mar-25**

 1  1  -

Distance

**1.86km**



## 36 BLUE GUM DRIVE WY YUNG VIC 3875

Sold Price

**\$295,000**

Sold Date

**14-Jan-26**

 -  -  -

Distance

**2.03km**



## 52 HYLTON VISTA WY YUNG VIC 3875

Sold Price

**\$365,000**

Sold Date

**23-May-25**

 4  2  -

Distance

**2.18km**

RS = Recent sale

UN = Undisclosed Sale

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15 GLENDON DRIVE EASTWOOD  
VIC 3875

-

-

-

Sold Price

\$267,000

Sold Date

06-Jul-26

Distance

2.09km

RS = Recent sale      UN = Undisclosed Sale

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