

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 or
locality and postcode

8 Roycroft Way, Yea Vic 3717

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000

&

\$420,000

Median sale price

Median price \$244,500

Property Type Vacant land

Suburb Yea

Period - From 19/09/2024

to

18/09/2025

Source

Property Data

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
1	6 Correa Dr YEA 3717	\$415,000	15/07/2025
2	3 Redgum Dr YEA 3717	\$414,000	27/08/2024
3	5 Redgum Dr YEA 3717	\$415,000	15/07/2024

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:

19/09/2025 10:52

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Indicative Selling Price

\$385,000 - \$420,000

Median Land Price

19/09/2024 - 18/09/2025: \$244,500



Property Type: Land
Agent Comments

Comparable Properties

6 Correa Dr YEA 3717 (VG)

Agent Comments



Price: \$415,000
Method: Sale
Date: 15/07/2025
Property Type: Hobby Farm < 20 ha
Land Size: 4258 sqm approx

3 Redgum Dr YEA 3717 (VG)

Agent Comments



Price: \$414,000
Method: Sale
Date: 27/08/2024
Property Type: Hobby Farm < 20 ha
Land Size: 4088 sqm approx

5 Redgum Dr YEA 3717 (VG)

Agent Comments



Price: \$415,000
Method: Sale
Date: 15/07/2024
Property Type: Hobby Farm < 20 ha
Land Size: 4327 sqm approx