

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

225 DEEPDENE ROAD YEA VIC 3717

Indicative selling price

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

Single Price

or range
between

\$930,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

House

Suburb

Yea

Period-from

01 Jul 2025

to

30 Jun 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

103 LAWRANCES ROAD YEA VIC 3717	\$980,000	10-Sep-25
2729 BROADFORD-FLOWERDALE ROAD STRATH CREEK VIC 3658	\$950,000	27-Jan-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: 01 July 2026



103 LAWWRANCES ROAD YEA VIC 3717

Sold Price

\$980,000

Sold Date

10-Sep-25

 2

 2

 2

Distance

5.8km



2729 BROADFORD-FLOWERDALE ROAD STRATH CREEK VIC 3658

Sold Price

\$950,000

Sold Date

27-Jan-26

 3

 1

 4

Distance

8.11km

RS = Recent sale

UN = Undisclosed Sale

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