

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

5 Buckland Court, Yea Vic 3717

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Yea

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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	23 Newbery Cha YEA 3717	\$775,000	23/12/2025
2	3 Francis St YEA 3717	\$735,000	20/10/2025
3	33 East St YEA 3717	\$750,000	15/09/2025

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:

06/02/2026 12:27



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Property Type: Land
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
Year ending December 2025: \$705,000

Comparable Properties

23 Newbery Cha YEA 3717 (VG)

Agent Comments

3 - -

Price: \$775,000
Method: Sale
Date: 23/12/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 1247 sqm approx

3 Francis St YEA 3717 (VG)

Agent Comments

4 - -

Price: \$735,000
Method: Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 776 sqm approx



33 East St YEA 3717 (REI)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 7256 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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