

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

Yellowbox /
Bushland Court YARRAWONGA VIC 3730

Indicative selling price

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

Single Price From \$290,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$290,000 Property type Land Suburb Yarrowonga
Period-from 01 Jul 2024 to 30 Jun 2025 Source Corelogic

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
8 BUSHLAND COURT YARRAWONGA VIC 3730	\$380,000	14-Feb-25
8 BULOKE CIRCUIT YARRAWONGA VIC 3730	\$340,000	19-Jul-24
9 BULOKE CIRCUIT YARRAWONGA VIC 3730	\$347,500	08-Mar-24

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: 14 July 2025



Xavier Leslie

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**8 BUSHLAND COURT
YARRAWONGA VIC 3730**

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Sold Price **\$380,000** Sold Date **14-Feb-25**

Distance **0km**



**8 BULOKE CIRCUIT YARRAWONGA
VIC 3730**

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Sold Price **\$340,000** Sold Date **19-Jul-24**

Distance **3.09km**



**9 BULOKE CIRCUIT YARRAWONGA
VIC 3730**

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Sold Price **\$347,500** Sold Date **08-Mar-24**

Distance **3.09km**

RS = Recent sale

UN = Undisclosed Sale

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