

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode
'Hilltop' Lots 1, 2, 3, & 4, 59 Stuchbree Road, Yapeen VIC 3451

Indicative selling price

Property Lot Number	Lower price		Higher price
Lot 1	\$1,400,000	&	\$1,500,000
Lot 2	\$1,000,000	&	\$1,100,000
Lot 3	\$1,500,000	&	\$1,650,000
Lot 4	\$150,000	&	\$165,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/12/2025