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	4 REDGUM DRIVE 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	$913,978	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	Suburb	Yea
Period-from	01 Mar 2025	to	28 Feb 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.

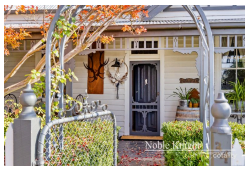
Address of comparable property	Price	Date of sale
34 THE PARADE YEA VIC 3717	$940,000	15-Sep-25
103 LAWRANCES ROAD YEA VIC 3717	$980,000	10-Sep-25
2 ROYCROFT WAY YEA VIC 3717	$1,075,000	12-Aug-25

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: 05 March 2026

OXBRIDGE
ACHIEVING EXCELLENCE
Sundaresan Sengundar
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34 THE PARADE YEA VIC 3717

3 2 2

Sold Price **$940,000** Sold Date **15-Sep-25**

Distance **2.15km**



103 LAWRANCES ROAD YEA VIC 3717

3 2 2

Sold Price RS **$980,000** Sold Date **10-Sep-25**

Distance **0.75km**



2 ROYCROFT WAY YEA VIC 3717

4 2 2

Sold Price **$1,075,000** Sold Date **12-Aug-25**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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