Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Corbie Way, Yallambie Vic 3085

Indicative selling price

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

Range between $930,000 & $980,000

Median sale price

Median price $1,018,750 Property Type House Suburb Yallambie

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Old Lower Plenty Rd VIEWBANK 3084	$990,000	30/11/2025
2	12 Manfred St WATSONIA 3087	$950,000	12/09/2025
3	51 Bimbadeen Cr YALLAMBIE 3085	$958,000	30/08/2025

OR

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

This Statement of Information was prepared on: 02/02/2026 14:41

4 Corbie Way, Yallambie Vic 3085

Daniel Cobern
03 9432 1444
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4 2 2

Property Type: House
Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price
$930,000 - $980,000
Median House Price
December quarter 2025: $1,018,750

Comparable Properties

3 Old Lower Plenty Rd VIEWBANK 3084 (REI/VG)

4 2 2

Price: $990,000
Method: Private Sale
Date: 30/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



12 Manfred St WATSONIA 3087 (VG)

3 - -

Price: $950,000
Method: Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments



51 Bimbadeen Cr YALLAMBIE 3085 (REI/VG)

3 1 3

Price: $958,000
Method: Auction Sale
Date: 30/08/2025
Rooms: 5
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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