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	14 Binowee Avenue, Yallambie Vic 3085

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	5 Karee Ct GREENSBOROUGH 3088	$1,160,000	26/02/2026
2	1 Oaktree Cl VIEWBANK 3084	$1,193,000	07/10/2025
3	196 Nepean St GREENSBOROUGH 3088	$1,171,000	20/09/2025

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: 02/03/2026 15:11

14 Binowee Avenue, Yallambie Vic 3085

Nelson Alexander



5 2 2

Property Type: House
Land Size: 994 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2025: $1,018,750

Comparable Properties



5 Karee Ct GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,160,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 1018 sqm approx

Agent Comments



1 Oaktree Cl VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,193,000
Method: Sold Before Auction
Date: 07/10/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



196 Nepean St GREENSBOROUGH 3088 (REI/VG)

3 1 4

Price: $1,171,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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