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	7 Koora Court, Yallambie Vic 3085

Indicative selling price

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

Single price $1,149,000

Median sale price

Median price $1,021,000 Property Type House Suburb Yallambie

Period - From 01/01/2026 to 31/03/2026 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	267 Yallambie Rd YALLAMBIE 3085	$1,100,000	05/05/2026
2	10 Medbury Av WATSONIA 3087	$1,146,000	02/05/2026
3	92 Plenty La GREENSBOROUGH 3088	$1,110,000	01/05/2026

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: 11/05/2026 09:25

7 Koora Court, Yallambie Vic 3085

JellisCraig

Ben Flannagan
03 9432 1444
0403 591 678
benflannagan@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price
$1,149,000
Median House Price
March quarter 2026: $1,021,000

Comparable Properties



267 Yallambie Rd YALLAMBIE 3085 (REI)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 05/05/2026
Property Type: House
Land Size: 536 sqm approx

Agent Comments



10 Medbury Av WATSONIA 3087 (REI)

4 2 2

Price: $1,146,000
Method: Auction Sale
Date: 02/05/2026
Rooms: 10
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



92 Plenty La GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,110,000
Method: Sold Before Auction
Date: 01/05/2026
Property Type: House
Land Size: 916 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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