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	9 Moola Close, Yallambie Vic 3085

Indicative selling price

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

Single price $949,000

Median sale price

Median price $1,120,000 Property Type House Suburb Yallambie

Period - From 01/04/2026 to 30/06/2026 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	28 Kardinia Dr YALLAMBIE 3085	$970,000	29/05/2026
2	16 Amaroo Way YALLAMBIE 3085	$950,000	15/05/2026
3	19 Warralong Av GREENSBOROUGH 3088	$950,000	12/05/2026

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: 18/07/2026 12:20

9 Moola Close, Yallambie Vic 3085

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$949,000
Median House Price
June quarter 2026: $1,120,000

Comparable Properties



28 Kardinia Dr YALLAMBIE 3085 (REI)

4 2 2

Price: $970,000
Method: Private Sale
Date: 29/05/2026
Property Type: House (Res)
Land Size: 1598 sqm approx

Agent Comments

16 Amaroo Way YALLAMBIE 3085 (REI)

4 1 1

Price: $950,000
Method: Private Sale
Date: 15/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments



19 Warralong Av GREENSBOROUGH 3088 (REI/VG)

4 2 3

Price: $950,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 674 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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