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	277 Yallambie Road, Yallambie Vic 3085

Indicative selling price

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

Single price $979,000

Median sale price

Median price $1,025,000 Property Type House Suburb Yallambie

Period - From 01/01/2024 to 31/03/2024 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	1 The Grange YALLAMBIE 3085	$1,080,000	03/06/2024
2	27 Kardinia Dr YALLAMBIE 3085	$1,025,000	17/05/2024
3	11 Tarcoola Dr YALLAMBIE 3085	$967,000	01/06/2024

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: 08/07/2024 09:06

277 Yallambie Road, Yallambie Vic 3085

Nelson Alexander



4 2 2

Property Type: House
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$979,000
Median House Price
March quarter 2024: $1,025,000

Comparable Properties



1 The Grange YALLAMBIE 3085 (REI)

4 2 2

Price: $1,080,000
Method: Private Sale
Date: 03/06/2024
Rooms: 10
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments



27 Kardinia Dr YALLAMBIE 3085 (REI)

4 2 2

Price: $1,025,000
Method: Private Sale
Date: 17/05/2024
Property Type: House
Land Size: 591 sqm approx

Agent Comments



11 Tarcoola Dr YALLAMBIE 3085 (REI/VG)

4 2 2

Price: $967,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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