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	2 Amaroo Way, Yallambie Vic 3085

Indicative selling price

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

Single price $1,349,000

Median sale price

Median price $1,147,500 Property Type House Suburb Yallambie

Period - From 01/10/2024 to 31/12/2024 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	6 Grace Ct VIEWBANK 3084	$1,310,000	07/12/2024
2	14 Thompson St WATSONIA 3087	$1,300,000	16/11/2024
3	323 Yallambie Rd YALLAMBIE 3085	$1,362,000	06/11/2024

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: 03/04/2025 12:15

2 Amaroo Way, Yallambie Vic 3085

Scott Nugent
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4 2 2

Property Type: House
Land Size: 311 sqm approx

Agent Comments

Indicative Selling Price
$1,349,000
Median House Price
December quarter 2024: $1,147,500

Comparable Properties



6 Grace Ct VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,310,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 597 sqm approx

Agent Comments



14 Thompson St WATSONIA 3087 (REI/VG)

4 2 5

Price: $1,300,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



323 Yallambie Rd YALLAMBIE 3085 (REI/VG)

4 2 2

Price: $1,362,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 586 sqm approx

Agent Comments

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