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	1/37 Drysdale Street, Yallambie Vic 3085

Indicative selling price

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

Range between $810,000 & $880,000

Median sale price

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

Period - From 03/10/2023 to 02/10/2024 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	4/6 Edward St MACLEOD 3085	$875,000	02/09/2024
2	6/101 Martins La VIEWBANK 3084	$825,000	19/07/2024
3	3/3 Amanda Ct YALLAMBIE 3085	$916,000	29/06/2024

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: 03/10/2024 16:20

1/37 Drysdale Street, Yallambie Vic 3085



3 2 2

Property Type: House
Land Size: 221 sqm approx

Agent Comments

Indicative Selling Price
$810,000 - $880,000
Median House Price
03/10/2023 - 02/10/2024: $1,025,000

Comparable Properties



4/6 Edward St MACLEOD 3085 (REI)

3 2 2

Price: $875,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Res)

Agent Comments



6/101 Martins La VIEWBANK 3084 (REI)

3 1 2

Price: $825,000
Method: Private Sale
Date: 19/07/2024
Property Type: Townhouse (Single)
Land Size: 210 sqm approx

Agent Comments



3/3 Amanda Ct YALLAMBIE 3085 (REI/VG)

3 2 2

Price: $916,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit
Land Size: 270 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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