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	22 Lapstone Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between $980,000 & $1,060,000

Median sale price

Median price $1,040,000 Property Type House Suburb Yallambie

Period - From 01/10/2023 to 30/09/2024 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 Longacres Rd YALLAMBIE 3085	$999,000	16/09/2024
2	5 Jindalee Av YALLAMBIE 3085	$1,040,000	31/08/2024
3	6 Tara Ct YALLAMBIE 3085	$1,050,000	29/08/2024

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: 13/01/2025 15:07

22 Lapstone Crescent, Yallambie Vic 3085

Dean Wolfe
94321444
0402316333
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4 2 1

Property Type: House
Land Size: 504 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,060,000
Median House Price
Year ending September 2024: $1,040,000

Comparable Properties



6 Longacres Rd YALLAMBIE 3085 (REI/VG)

3 2 1

Price: $999,000
Method: Private Sale
Date: 16/09/2024
Property Type: House (Res)

Agent Comments



5 Jindalee Av YALLAMBIE 3085 (REI/VG)

4 2 2

Price: $1,040,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 541 sqm approx

Agent Comments



6 Tara Ct YALLAMBIE 3085 (REI/VG)

3 2 1

Price: $1,050,000
Method: Private Sale
Date: 29/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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