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	4 Janet Court, Yallambie Vic 3085

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

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

Period - From 01/04/2024 to 31/03/2025 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	7 Longmuir Rd WATSONIA 3087	$1,010,000	09/04/2025
2	59 Henry St GREENSBOROUGH 3088	$1,076,500	26/03/2025
3	17 Tonyl Ct GREENSBOROUGH 3088	$1,110,000	22/03/2025

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: 17/04/2025 13:17

4 Janet Court, Yallambie Vic 3085



3 1 3

Rooms: 7
Property Type: House
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending March 2025: $1,025,000

Comparable Properties



7 Longmuir Rd WATSONIA 3087 (REI)

3 2 3

Price: $1,010,000
Method: Sold Before Auction
Date: 09/04/2025
Property Type: House
Land Size: 676 sqm approx

Agent Comments



59 Henry St GREENSBOROUGH 3088 (REI)

3 2 1

Price: $1,076,500
Method: Private Sale
Date: 26/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



17 Tonyl Ct GREENSBOROUGH 3088 (REI)

3 2 2

Price: $1,110,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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