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	7 BINOWEE AVENUE YALLAMBIE VIC 3085

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,050,000	&	$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,025,000	Property type	House	Suburb	Yallambie
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
3 MUSGRAVE WALK YALLAMBIE VIC 3085	$1,155,000	12-Apr-25
22 LAPSTONE CRESCENT YALLAMBIE VIC 3085	$1,150,000	21-Feb-25
18 BIMBADEEN CRESCENT YALLAMBIE VIC 3085	$980,000	05-Apr-25

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 6 months.~~

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3 MUSGRAVE WALK YALLAMBIE VIC 3085

4 2 1

Sold Price RS $1,155,000 Sold Date 12-Apr-25

Distance 0.55km



22 LAPSTONE CRESCENT YALLAMBIE VIC 3085

4 2 1

Sold Price $1,150,000 Sold Date 21-Feb-25

Distance 0.64km



18 BIMBADEEN CRESCENT YALLAMBIE VIC 3085

4 2 1

Sold Price RS $980,000 Sold Date 05-Apr-25

Distance 0.41km

RS = Recent sale **UN** = Undisclosed Sale

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