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	41 Bimbadeen Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between $950,000 & $980,000

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	46 Looker Rd MONTMORENCY 3094	$910,000	09/05/2025
2	18 Bimbadeen Cr YALLAMBIE 3085	$980,000	05/04/2025
3	470 Lower Plenty Rd VIEWBANK 3084	$922,000	08/02/2025

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: 26/06/2025 14:31

41 Bimbadeen Crescent, Yallambie Vic 3085

Stiven Mrkela
(03) 9499 7992
0410 635 201
stivenmrkela@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 898 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $980,000
Median House Price
Year ending March 2025: $1,025,000

Comparable Properties



46 Looker Rd MONTMORENCY 3094 (REI/VG)

3 2 2

Price: $910,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 570 sqm approx

Agent Comments



18 Bimbadeen Cr YALLAMBIE 3085 (REI/VG)

4 2 3

Price: $980,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: House (Res)
Land Size: 525 sqm approx

Agent Comments



470 Lower Plenty Rd VIEWBANK 3084 (REI/VG)

4 3 2

Price: $922,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Unit
Land Size: 265 sqm approx

Agent Comments

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