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	17 Cascades View, Yallambie Vic 3085

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $999,000 Property Type House Suburb Yallambie

Period - From 01/07/2024 to 30/06/2025 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	3/8 Longs Rd LOWER PLENTY 3093	$850,000	03/07/2025
2	340 Yallambie Rd YALLAMBIE 3085	$865,000	14/06/2025
3	1b Wilkinson St MACLEOD 3085	$857,000	19/05/2025

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: 13/08/2025 11:05

17 Cascades View, Yallambie Vic 3085

Dean Wolfe
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending June 2025: $999,000

Comparable Properties



3/8 Longs Rd LOWER PLENTY 3093 (REI)

3 1 2

Price: $850,000
Method: Private Sale
Date: 03/07/2025
Property Type: Unit
Land Size: 250 sqm approx

Agent Comments



340 Yallambie Rd YALLAMBIE 3085 (REI/VG)

3 2 2

Price: $865,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



1b Wilkinson St MACLEOD 3085 (REI/VG)

3 2 1

Price: $857,000
Method: Private Sale
Date: 19/05/2025
Property Type: Unit
Land Size: 304 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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