Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	64 Yooringa Avenue, Norlane Vic 3214

Indicative selling price

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

Range between $465,000 & $505,000

Median sale price

Median price $443,500 Property Type House Suburb Norlane

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	20 Finch St NORLANE 3214	$479,000	23/06/2025
2	50 Donnybrook Rd NORLANE 3214	$490,000	08/05/2025
3	8 Banksia Sq CORIO 3214	$495,000	01/05/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03/07/2025 09:36

64 Yooringa Avenue, Norlane Vic 3214



3

Property Type: House (Previously Occupied - Detached)
Land Size: 694 sqm approx

Agent Comments

Indicative Selling Price
$465,000 - $505,000
Median House Price
March quarter 2025: $443,500

Comparable Properties



20 Finch St NORLANE 3214 (REI)

3 1 4

Price: $479,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 557 sqm approx

Agent Comments



50 Donnybrook Rd NORLANE 3214 (REI)

3 1 2

Price: $490,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 368 sqm approx

Agent Comments



8 Banksia Sq CORIO 3214 (REI/VG)

3 1 2

Price: $495,000
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 535 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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