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	12 Willaura Place, Yallambie Vic 3085

Indicative selling price

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

Single price $1,195,000

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	8 Koora Ct YALLAMBIE 3085	$1,181,357	29/05/2025
2	21 Baird St GREENSBOROUGH 3088	$1,250,000	11/03/2025
3	44 Yerrawa Dr WATSONIA 3087	$1,250,000	16/04/2025

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: 26/08/2025 15:30

12 Willaura Place, Yallambie Vic 3085

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$1,195,000
Median House Price
Year ending June 2025: $999,000

Comparable Properties



8 Koora Ct YALLAMBIE 3085 (REI)

4 2 2

Price: $1,181,357
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 636 sqm approx

Agent Comments



21 Baird St GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 11/03/2025
Property Type: House (Res)

Agent Comments



44 Yerrawa Dr WATSONIA 3087 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 549 sqm approx

Agent Comments

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