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	4 Wedgewood Court, Yarra Glen Vic 3775

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $887,000 Property Type House Suburb Yarra Glen

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	13 Anzac Av YARRA GLEN 3775	$950,000	14/07/2025
2	13 Symonds St YARRA GLEN 3775	$900,000	08/04/2025
3	21 Frances Av YARRA GLEN 3775	$967,500	29/03/2025

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: 04/09/2025 10:09

4 Wedgewood Court, Yarra Glen Vic 3775

Jack Smith
9735 0000
0439 460 844
jacksmith@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 1013 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median House Price
Year ending June 2025: $887,000

Comparable Properties



13 Anzac Av YARRA GLEN 3775 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 14/07/2025
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments



13 Symonds St YARRA GLEN 3775 (REI/VG)

5 2 2

Price: $900,000
Method: Private Sale
Date: 08/04/2025
Property Type: House
Land Size: 1092 sqm approx

Agent Comments



21 Frances Av YARRA GLEN 3775 (REI/VG)

4 2 2

Price: $967,500
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 997 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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