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	29 Tarcoola Drive, Yallambie Vic 3085

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $970,000 Property Type House Suburb Yallambie

Period - From 01/07/2025 to 30/09/2025 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	4 Elsie St GREENSBOROUGH 3088	$870,000	25/09/2025
2	291 Yallambie Rd YALLAMBIE 3085	$950,000	16/09/2025
3	340 Yallambie Rd YALLAMBIE 3085	$865,000	14/06/2025

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: 06/10/2025 15:38

29 Tarcoola Drive, Yallambie Vic 3085

Luke Coventry
03 9432 1444
0411 233 579
lukecoventry@jelliscraig.com.au

Indicative Selling Price
$850,000 - $900,000
Median House Price
September quarter 2025: $970,000



Property Type:
Agent Comments

Comparable Properties



4 Elsie St GREENSBOROUGH 3088 (REI)

3 2 2

Price: $870,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments

291 Yallambie Rd YALLAMBIE 3085 (REI)

3 2 1

Price: $950,000
Method: Private Sale
Date: 16/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 530 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

Account - Jellis Craig | P: 03 94321444

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