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	9 Kardinia Drive, Yallambie Vic 3085

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,006,000 Property Type House Suburb Yallambie

Period - From 03/10/2024 to 02/10/2025 Source Property Data

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 Janet Ct YALLAMBIE 3085	$1,080,000	20/06/2025
2	2 Mckenzie Ct GREENSBOROUGH 3088	$1,032,000	17/06/2025
3	10 Warren Rd VIEWBANK 3084	$1,075,000	17/05/2025

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: 03/10/2025 12:50

9 Kardinia Drive, Yallambie Vic 3085

JellisCraig

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
03/10/2024 - 02/10/2025: $1,006,000

Comparable Properties



4 Janet Ct YALLAMBIE 3085 (REI/VG)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 554 sqm approx

Agent Comments



2 Mckenzie Ct GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,032,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 545 sqm approx

Agent Comments



10 Warren Rd VIEWBANK 3084 (REI/VG)

4 1 2

Price: $1,075,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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