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	14 Cascades View, Yallambie Vic 3085

Indicative selling price

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

Range between $900,000 & $980,000

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	15 Gallery Gate Rd YALLAMBIE 3085	$900,500	06/09/2025
2	1 Lowan Av YALLAMBIE 3085	$915,000	26/07/2025
3	41 Bimbadeen Cr YALLAMBIE 3085	$970,000	05/07/2025

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 16:10

14 Cascades View, Yallambie Vic 3085

Nelson Alexander



3

Property Type: House (Res)
Land Size: 314 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $980,000
Median House Price
September quarter 2025: $970,000

Comparable Properties



15 Gallery Gate Rd YALLAMBIE 3085 (REI)

3 2 2

Price: $900,500
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments



1 Lowan Av YALLAMBIE 3085 (REI/VG)

3 1 1

Price: $915,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments



41 Bimbadeen Cr YALLAMBIE 3085 (REI/VG)

4 2 2

Price: $970,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 898 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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