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	1/11 Fahey Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $980,000 Property Type House Suburb Yallambie

Period - From 01/04/2025 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	1/55 Delta Rd GREENSBOROUGH 3088	$710,000	31/03/2025
2	80 Frensham Rd WATSONIA 3087	$740,000	04/03/2025
3	19 Wungan St MACLEOD 3085	$750,000	15/05/2025

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: 13/08/2025 11:20

1/11 Fahey Crescent, Yallambie Vic 3085

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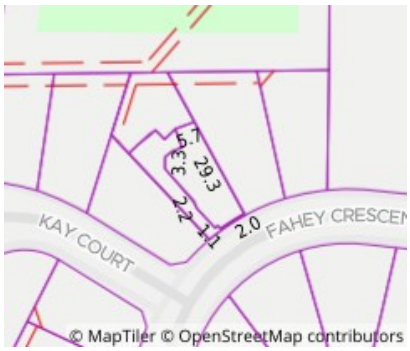

3 1 2

Property Type: House
Land Size: 319 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
June quarter 2025: $980,000

Comparable Properties



1/55 Delta Rd GREENSBOROUGH 3088 (REI)

3 1 2

Price: $710,000
Method: Sold Before Auction
Date: 31/03/2025
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments



80 Frensham Rd WATSONIA 3087 (REI)

3 1 2

Price: $740,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 665 sqm approx

Agent Comments



19 Wungan St MACLEOD 3085 (REI)

3 1 2

Price: $750,000
Method: Private Sale
Date: 15/05/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

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