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	31 Silver Wattle Street, Yallambie Vic 3085

Indicative selling price

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

Range between $1,040,000 & $1,120,000

Median sale price

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

Period - From 14/01/2025 to 13/01/2026 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	9 Kardinia Dr YALLAMBIE 3085	$1,108,500	25/10/2025
2	21 Wendover Pl YALLAMBIE 3085	$1,007,500	04/10/2025
3	4 Karrin Cl YALLAMBIE 3085	$1,125,000	19/07/2025

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: 14/01/2026 14:31

31 Silver Wattle Street, Yallambie Vic 3085

JellisCraig

Trent Grindal
9431 1222
0468 936 914
trentgrindal@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,040,000 - $1,120,000
Median House Price
14/01/2025 - 13/01/2026: $1,000,000

Comparable Properties



9 Kardinia Dr YALLAMBIE 3085 (REI/VG)

4 2 2

Price: $1,108,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



21 Wendover Pl YALLAMBIE 3085 (REI/VG)

3 2 3

Price: $1,007,500
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



4 Karrin Cl YALLAMBIE 3085 (REI/VG)

3 2 2

Price: $1,125,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments

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