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	3 Yilleen Close, Yallambie VIC 3085

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $990,000 Property Type House Suburb Yallambie

Period - From 22/06/2025 to 20/12/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Gabonia Avenue Watsonia VIC	$950,000	06/12/2025
108 Elder Street Greensborough VIC	$920,000	28/09/2025
12 Manfred Street Watsonia VIC	$950,000	12/09/2025

This Statement of Information was prepared on: 22/12/2025