

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 2/40 Riversdale Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price \$635,000 Property Type Unit Suburb Yarra Junction

Period - From 01/10/2023 to 30/09/2024 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	1/6 Birrarrung Rise YARRA JUNCTION 3797	\$570,000	30/09/2024
2	3 Herbert St YARRA JUNCTION 3797	\$545,000	23/08/2024
3	2522 Warburton Hwy YARRA JUNCTION 3797	\$570,000	20/08/2024

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: 08/01/2025 09:33



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Property Type: Unit
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$544,500
Median Unit Price
Year ending September 2024: \$635,000

Comparable Properties



1/6 Birrarrung Rise YARRA JUNCTION 3797 (RE/VG)

Agent Comments

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Price: \$570,000
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 315 sqm approx



3 Herbert St YARRA JUNCTION 3797 (RE/VG)

Agent Comments

 3  1  1

Price: \$545,000
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 415 sqm approx



2522 Warburton Hwy YARRA JUNCTION 3797 (VG)

Agent Comments

 3  -  -

Price: \$570,000
Method: Sale
Date: 20/08/2024
Property Type: House (Res)
Land Size: 2086 sqm approx