

## 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

18 WELLER COURT YARRA GLEN VIC 3775

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$940,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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 AMALIA CLOSE YARRA GLEN VIC 3775	\$925,000	05-Oct-23
2 FRANCES AVENUE YARRA GLEN VIC 3775	\$935,000	27-Jun-24
7 CRUZ COURT YARRA GLEN VIC 3775	\$960,000	17-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 31 January 2025



**1 AMALIA CLOSE YARRA GLEN VIC 3775** Sold Price **\$925,000** Sold Date **05-Oct-23**

 4  2  2

Distance **0.9km**



**2 FRANCES AVENUE YARRA GLEN VIC 3775** Sold Price **\$935,000** Sold Date **27-Jun-24**

 4  2  1

Distance **1.11km**



**7 CRUZ COURT YARRA GLEN VIC 3775** Sold Price **\$960,000** Sold Date **17-Aug-24**

 4  2  2

Distance **0.85km**



**20 CATHERINE COURT YARRA GLEN VIC 3775** Sold Price **\$1,160,000** Sold Date **10-May-24**

 4  2  2

Distance **0.09km**

RS = Recent sale      UN = Undisclosed Sale

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