

# 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

3a Victoria Street, Yarra Junction Vic 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$935,000

### Median sale price

Median price

\$785,000

Property Type

House

Suburb

Yarra Junction

Period - From

01/07/2024

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	22 Valley Grove PI YARRA JUNCTION 3797	\$900,000	30/10/2024
2	2 Hill Grove PI YARRA JUNCTION 3797	\$900,000	19/08/2024
3			

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:

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**Indicative Selling Price**

\$850,000 - \$935,000

**Median House Price**

September quarter 2024: \$785,000



**Property Type:**

Agent Comments

## Comparable Properties



**22 Valley Grove PI YARRA JUNCTION 3797 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 30/10/2024

**Property Type:** House

**Land Size:** 725 sqm approx



**2 Hill Grove PI YARRA JUNCTION 3797 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 19/08/2024

**Property Type:** House

**Land Size:** 908 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300



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