

## 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

12 KATHLEEN CRESCENT TYABB VIC 3913

### 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

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Tyabb

Period-from

01 Feb 2024

to

31 Jan 2025

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

17 MORNINGTON-TYABB ROAD TYABB VIC 3913	\$775,000	06-Dec-24
5 ORCHARD GROVE TYABB VIC 3913	\$730,000	04-Dec-24
50 DELEPAN DRIVE TYABB VIC 3913	\$800,000	08-Dec-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: 12 February 2025



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**17 MORNINGTON-TYABB ROAD  
TYABB VIC 3913**

3 1 4

Sold Price **\$775,000** Sold Date **06-Dec-24**

Distance **0.44km**



**5 ORCHARD GROVE TYABB VIC  
3913**

4 2 2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **04-Dec-24**

Distance **0.75km**



**50 DELEPAN DRIVE TYABB VIC  
3913**

3 2 5

Sold Price **\$800,000** Sold Date **08-Dec-24**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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