

# 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 Queen Street, Yarra Junction Vic 3797

### Indicative selling price

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

Range between

\$820,000

&

\$895,000

### Median sale price

Median price

\$716,025

Property Type

House

Suburb

Yarra Junction

Period - From

01/01/2023

to

31/12/2023

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	7 Stonewater PI YARRA JUNCTION 3797	\$910,000	03/11/2023
2	8b Douglas Pde YARRA JUNCTION 3797	\$810,000	19/02/2024
3	28B Yarra St YARRA JUNCTION 3797	\$810,000	13/10/2023

**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:

06/03/2024 13:06

2 Queen Street, Yarra Junction Vic 3797

**BARRYPLANT**

Leah Bannerman  
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**Indicative Selling Price**

\$820,000 - \$895,000

**Median House Price**

Year ending December 2023: \$716,025



3 bedrooms - 2 cars

**Property Type:** House (Res)

**Land Size:** 903 sqm approx

Agent Comments

## Comparable Properties



**7 Stonewater PI YARRA JUNCTION 3797 (REI/VG)**

Agent Comments

4 bedrooms - 2 cars

**Price:** \$910,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** House

**Land Size:** 797 sqm approx



**8b Douglas Pde YARRA JUNCTION 3797 (REI)** Agent Comments

4 bedrooms - 2 cars

**Price:** \$810,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** House

**Land Size:** 750 sqm approx



**28B Yarra St YARRA JUNCTION 3797 (REI/VG)** Agent Comments

3 bedrooms - 2 cars

**Price:** \$810,000

**Method:** Private Sale

**Date:** 13/10/2023

**Property Type:** House

Account - Barry Plant | P: 03 9735 3300



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