

# 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 2082 ELTHAM-YARRA GLEN ROAD, 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)

Price Range \$1,950,000 - \$2,145,000

### Median sale price

Median price \$831,000

Property type House

Suburb YARRA GLEN

Period - From

01 January 2023

to

31 December 2023

Source

Price Finder

### Comparable property sales

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: 31/01/2024