

# 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

10 Birrarrung Rise, 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 \$740,000 & \$790,000

### Median sale price

Median price \$710,000 Property Type House Suburb Yarra Junction

Period - From 01/10/2023 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	12 Evergreen PI YARRA JUNCTION 3797	\$782,000	29/11/2024
2	51 Douglas Pde YARRA JUNCTION 3797	\$785,000	25/09/2024
3	4 Waterhaven PI YARRA JUNCTION 3797	\$750,000	30/08/2024

**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: 10/12/2024 12:13



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**Property Type:** House  
**Land Size:** 703 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median House Price**  
Year ending September 2024: \$710,000

## Comparable Properties



**12 Evergreen PI YARRA JUNCTION 3797 (REI)**

**Agent Comments**

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**Price:** \$782,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 738 sqm approx



**51 Douglas Pde YARRA JUNCTION 3797 (REI/VG)**

**Agent Comments**

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**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 25/09/2024  
**Property Type:** House  
**Land Size:** 800 sqm approx



**4 Waterhaven PI YARRA JUNCTION 3797 (REI/VG)**

**Agent Comments**

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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 30/08/2024  
**Property Type:** House  
**Land Size:** 505 sqm approx