

# 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

1/11 Fahey Crescent, Yallambie Vic 3085

### Indicative selling price

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

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$980,000

Property Type House

Suburb Yallambie

Period - From 01/04/2025

to 30/06/2025

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 | 1/55 Delta Rd GREENSBOROUGH 3088 | \$710,000 | 31/03/2025   |
| 2 | 80 Frensham Rd WATSONIA 3087     | \$740,000 | 04/03/2025   |
| 3 | 19 Wungan St MACLEOD 3085        | \$750,000 | 15/05/2025   |

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:

13/08/2025 11:20

1/11 Fahey Crescent, Yallambie Vic 3085

Brett Greig  
03 9459 8111  
0431 798 237  
brettgreig@jellisraig.com.au



3 1 2

**Property Type:** House  
**Land Size:** 319 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
June quarter 2025: \$980,000

## Comparable Properties



1/55 Delta Rd GREENSBOROUGH 3088 (REI)

**Agent Comments**

3 1 2

**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 31/03/2025  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx



80 Frensham Rd WATSONIA 3087 (REI)

**Agent Comments**

3 1 2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 04/03/2025  
**Property Type:** House  
**Land Size:** 665 sqm approx



19 Wungan St MACLEOD 3085 (REI)

**Agent Comments**

3 1 2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 15/05/2025  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx

**Account -** Jellis Craig | P: 03 9459 8111



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