

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

1/4 Warren Lane, Yarra Junction Vic 3797

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$740,000

Median sale price

Median price \$721,500

Property Type House

Suburb Yarra Junction

Period - From 02/09/2024

to 01/09/2025

Source Property Data

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	82 Little Yarra Rd YARRA JUNCTION 3797	\$748,000	16/06/2025
2	5 Donna View Rise YARRA JUNCTION 3797	\$744,000	09/05/2025
3			

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:

02/09/2025 11:00



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Indicative Selling Price
\$740,000

Median House Price
02/09/2024 - 01/09/2025: \$721,500



3 2 2

Property Type: House
Land Size: 605 sqm approx
Agent Comments

Comparable Properties



82 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

4 1 -

Price: \$748,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 2027 sqm approx



5 Donna View Rise YARRA JUNCTION 3797 (REI/VG)

Agent Comments

3 2 2

Price: \$744,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 539 sqm approx

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.