

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

11 Victoria Street, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$760,000

&

\$836,000

Median sale price

Median price

\$822,500

Property Type

House

Suburb

Yarra Junction

Period - From

01/07/2025

to

30/09/2025

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	9 Cairncroft Av LAUNCHING PLACE 3139	\$800,000	14/11/2025
2	2862 Warburton Hwy WESBURN 3799	\$790,000	29/08/2025
3	15 Victoria St YARRA JUNCTION 3797	\$828,000	27/06/2025

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:

03/12/2025 13:00

11 Victoria Street, Yarra Junction Vic 3797



Leah Bannerman
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Indicative Selling Price

\$760,000 - \$836,000

Median House Price

September quarter 2025: \$822,500



3 2 2

Rooms: 7

Property Type: House

Land Size: 2700 sqm approx

Agent Comments

Comparable Properties



9 Cairncroft Av LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 1574 sqm approx



2862 Warburton Hwy WESBURN 3799 (REI/VG)

Agent Comments

4 1 2

Price: \$790,000

Method: Private Sale

Date: 29/08/2025

Property Type: House

Land Size: 2165 sqm approx



15 Victoria St YARRA JUNCTION 3797 (REI)

Agent Comments

3 2 -

Price: \$828,000

Method: Private Sale

Date: 27/06/2025

Property Type: House

Land Size: 2665 sqm approx

Account - Barry Plant | P: 03 9735 3300



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