Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	ıle
----------	---------	--------	-----

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$958,750	Pro	operty Type Hou	use	9	Suburb	Yarra Glen
Period - From	19/05/2025	to	18/11/2025	Sou	urce p	pdol	

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
15 Nancy Ct, Yarra Glen Vic	\$1,087,500	11/06/2025
8 Cruz Ct, Yarra Glen Vic	\$1,050,000	16/10/2025

This Statement of Information was prepared on:	19/11/2025

