

# 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

12 Willaura Place, Yallambie Vic 3085

### Indicative selling price

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

Single price

\$1,195,000

### Median sale price

Median price

\$999,000

Property Type

House

Suburb

Yallambie

Period - From

01/07/2024

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	8 Koora Ct YALLAMBIE 3085	\$1,181,357	29/05/2025
2	21 Baird St GREENSBOROUGH 3088	\$1,250,000	11/03/2025
3	44 Yerrawa Dr WATSONIA 3087	\$1,250,000	16/04/2025

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:

26/08/2025 15:30

12 Willaura Place, Yallambie Vic 3085

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



 4  2  2

**Property Type:** House  
**Land Size:** 663 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,195,000  
**Median House Price**  
Year ending June 2025: \$999,000

## Comparable Properties



**8 Koora Ct YALLAMBIE 3085 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,181,357  
**Method:** Private Sale  
**Date:** 29/05/2025  
**Property Type:** House  
**Land Size:** 636 sqm approx



**21 Baird St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 11/03/2025  
**Property Type:** House (Res)



**44 Yerrawa Dr WATSONIA 3087 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 16/04/2025  
**Property Type:** House  
**Land Size:** 549 sqm approx

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



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