

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
16 Conder Close, Yallambie Vic 3085

Indicative selling price

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

Single price \$1,170,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Yallambie
Period - From 01/10/2024 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	11 Tara Ct YALLAMBIE 3085	\$1,230,000	11/10/2025
2	196 Nepean St GREENSBOROUGH 3088	\$1,171,000	20/09/2025
3	2 Natimuk St GREENSBOROUGH 3088	\$1,220,000	14/06/2025

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:

10/12/2025 12:49

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Indicative Selling Price
\$1,170,000

Median House Price

Year ending September 2025: \$1,000,000



Property Type: House
Land Size: 577 sqm approx

[Agent Comments](#)

Comparable Properties



11 Tara Ct YALLAMBIE 3085 (REI/VG)



Price: \$1,230,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 501 sqm approx

[Agent Comments](#)



196 Nepean St GREENSBOROUGH 3088 (REI/VG)



Price: \$1,171,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 860 sqm approx

[Agent Comments](#)



2 Natimuk St GREENSBOROUGH 3088 (REI/VG)



Price: \$1,220,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 477 sqm approx

[Agent Comments](#)

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