

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

Courtney Fulco

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Indicative Selling Price

\$1,170,000

Median House Price

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



3 2 2

Property Type: House**Land Size:** 577 sqm approx

Agent Comments

Comparable Properties

**11 Tara Ct YALLAMBIE 3085 (REI/VG)**

Agent Comments

3 2 2

Price: \$1,230,000**Method:** Auction Sale**Date:** 11/10/2025**Property Type:** House (Res)**Land Size:** 501 sqm approx**196 Nepean St GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

3 1 4

Price: \$1,171,000**Method:** Auction Sale**Date:** 20/09/2025**Property Type:** House (Res)**Land Size:** 860 sqm approx**2 Natimuk St GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

3 2 3

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

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