

# 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 Kameel Drive, Yarra Glen Vic 3775

### Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

### Median sale price

Median price \$958,750

Property Type House

Suburb Yarra Glen

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	7 Anzac Av YARRA GLEN 3775	\$1,110,000	24/11/2025
2	5 Brock Ct YARRA GLEN 3775	\$1,180,000	11/11/2025
3	13 Merlot Ct YARRA GLEN 3775	\$1,350,000	02/09/2025

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:

06/01/2026 16:03



3 2 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1096 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,210,000  
**Median House Price**  
 Year ending September 2025: \$958,750

## Comparable Properties



**7 Anzac Av YARRA GLEN 3775 (REI)**

Agent Comments

4 2 2

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 24/11/2025  
**Property Type:** House  
**Land Size:** 512 sqm approx



**5 Brock Ct YARRA GLEN 3775 (REI)**

Agent Comments

4 2 2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**13 Merlot Ct YARRA GLEN 3775 (REI/VG)**

Agent Comments

4 - 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 02/09/2025  
**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454