

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

19 Outlook Avenue, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$740,000 Property Type House Suburb Yarra Junction

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 Crestwood PI YARRA JUNCTION 3797	\$845,000	06/07/2025
2	15 Victoria St YARRA JUNCTION 3797	\$828,000	27/06/2025
3	6 Evergreen PI YARRA JUNCTION 3797	\$825,000	20/06/2025

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:

18/11/2025 11:07



 3  1  4

Property Type: House
Land Size: 1679 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
Year ending September 2025: \$740,000

Comparable Properties



11 Crestwood PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 4  2  2

Price: \$845,000
Method: Private Sale
Date: 06/07/2025
Property Type: House (Res)
Land Size: 1033 sqm approx



15 Victoria St YARRA JUNCTION 3797 (REI)

Agent Comments

 3  2  -

Price: \$828,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 2665 sqm approx



6 Evergreen PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments

 4  2  5

Price: \$825,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 830 sqm approx