## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	19 Outlook Avenue, Yarra Junction Vic 3797
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$790,000 &	\$850,000
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### Median sale price

Median price	\$740,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au





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** 

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)

3



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



6 Evergreen PI YARRA JUNCTION 3797 (REI/VG)



**Agent Comments** 

Price: \$825,000 Method: Private Sale Date: 20/06/2025 Property Type: House

Land Size: 830 sqm approx

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