

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

1A LIMA AVENUE TYABB VIC 3913

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

Property type

House

Suburb

Tyabb

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

24 CENTRAL AVENUE TYABB VIC 3913	\$805,000	31-Dec-25
3 HAYMIC PLACE TYABB VIC 3913	\$760,000	22-Oct-25
7/43 CENTRAL AVENUE TYABB VIC 3913	\$710,000	14-Sep-25

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 6 months.~~

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24 CENTRAL AVENUE TYABB VIC 3913 Sold Price **\$805,000** Sold Date **12-May-25**

 2  -  -

Distance **0.46km**



3 HAYMIC PLACE TYABB VIC 3913 Sold Price **\$760,000** Sold Date **22-Oct-25**

 3  2  2

Distance **0.88km**



7/43 CENTRAL AVENUE TYABB VIC 3913 Sold Price **\$710,000** Sold Date **14-Sep-25**

 3  2  2

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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