

# 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

24 Cascades View, Yallambie VIC 3085

### Indicative selling price

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

Single price

\$1,050,000

### Median sale price

Median price

\$990,000

Property Type

House

Suburb

Yallambie

Period - From

22/09/2025

to

21/03/2026

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
5 Red Gum Way Yallambie	\$1,030,000	20/11/2025

This Statement of Information was prepared on:

23/03/2026

24 Cascades View, Yallambie VIC 3085



 3  2  2

Property Type: House

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Indicative Selling Price

-

Median House Price

Year ending March 2026: \$990,000

## Comparable Properties

5 Red Gum Way Yallambie

 0  0  0

Price: \$1,030,000

Date: 20/11/2025

Property Type:

Land Size:

Account - Morrison Kleeman Eltham | P: 9431 2444