

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 25 Nature Park Rise, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$840,000 & \$890,000

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	7a Douglas Pde YARRA JUNCTION 3797	\$890,000	13/07/2025
2	11 Crestwood Pl YARRA JUNCTION 3797	\$845,000	06/07/2025
3	2/36 Hoddle St YARRA JUNCTION 3797	\$890,000	21/04/2025

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: 20/10/2025 13:39



Property Type: House (Res)

Land Size: 833 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$890,000

Median House Price

Year ending September 2025: \$740,000

Comparable Properties



7a Douglas Pde YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$890,000

Method: Sale

Date: 13/07/2025

Property Type: House (Res)

Land Size: 931 sqm approx



11 Crestwood Pl 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



2/36 Hoddle St YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 21/04/2025

Property Type: House

Land Size: 864 sqm approx