

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	272 Steels Creek Road Yarra Glen, 3775
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Indicative selling price

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

Range between	\$2,800,000 & \$3,080,000
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Median sale price

Median price	\$917,500	Property Type	FARM	Suburb	YARRA GLEN
Period - From	01-Aug-2024	to	31-Jul-2025	Source	Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	2029 MELBA HIGHWAY DIXONS CREEK VIC 3775	\$1,600,000	01-Jul-2025
2	308 STEELS CREEK ROAD YARRA GLEN VIC 3775	\$2,520,000	15-Nov-2024
3	69 THE CREST YARRA GLEN VIC 3775	\$1,800,000	01-Aug-2024

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