

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 3 Crestwood Place, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$690,000 & \$735,000

Median sale price

Median price \$737,500 Property Type House Suburb Yarra Junction

Period - From 01/01/2025 to 31/12/2025 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	7 Town View La YARRA JUNCTION 3797	\$710,000	11/11/2025
2	1a Crescent Rd YARRA JUNCTION 3797	\$700,000	02/11/2025
3	7 Greenwood Dr LAUNCHING PLACE 3139	\$720,000	29/08/2025

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: 06/02/2026 10:12



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$735,000
Median House Price
Year ending December 2025: \$737,500

Comparable Properties



7 Town View La YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 277 sqm approx



1a Crescent Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 02/11/2025
Property Type: House
Land Size: 379 sqm approx



7 Greenwood Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 836 sqm approx