Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	&	\$759,000
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Median sale price

Median price	\$740,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	1a Crescent Rd YARRA JUNCTION 3797	\$700,000	02/11/2025
2	1/4 Warren La YARRA JUNCTION 3797	\$740,000	02/09/2025
3	5 Marchese CI YARRA JUNCTION 3797	\$723,000	23/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 15:26





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Indicative Selling Price \$690,000 - \$759,000 **Median House Price** Year ending September 2025: \$740,000

Property Type: Agent Comments

Comparable Properties



1a Crescent Rd YARRA JUNCTION 3797 (REI)

Agent Comments

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

1/4 Warren La YARRA JUNCTION 3797 (REI)

Price: \$740,000

Agent Comments

Method: Private Sale Date: 02/09/2025 Property Type: House Land Size: 605 sqm approx



5 Marchese CI YARRA JUNCTION 3797 (REI/VG)

Price: \$723,000 Method: Private Sale Date: 23/07/2025 Property Type: House Land Size: 500 sqm approx

Agent Comments





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