

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

35 Third Street, Yallourn North, Vic 3825

### Indicative selling price

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

Single price \$289,000

### Median sale price

Median price

\$416,250

Property type

House

Suburb

Yallourn North

Period - From

01/03/2025

to

31/05/2025

Source



PropTrack

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
159 North Road, Yallourn North, VIC 3825	\$280,000	22/01/2025
32 East St, Yallourn North, VIC 3825	\$272,500	16/02/2024
62 Anderson Ave, Yallourn North, VIC 3825	\$250,000	13/01/2025

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 25/06/2025