

# 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

4/32 Drysdale Street, Yallambie Vic 3085

### Indicative selling price

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

Range between

\$725,000

&

\$795,000

### Median sale price

Median price

\$970,000

Property Type

House

Suburb

Yallambie

Period - From

01/07/2025

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	1/11 Fahey Cr YALLAMBIE 3085	\$750,000	15/11/2025
2	2/75 Greensborough Rd MACLEOD 3085	\$730,000	11/06/2025
3			

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:

02/12/2025 15:07

4/32 Drysdale Street, Yallambie Vic 3085

Thomas Bechelli  
9459 8111  
0413 181 461  
thomasbechelli@jellisraig.com.au



3 1 1

Property Type: Unit  
Land Size: 315 sqm approx  
Agent Comments

Indicative Selling Price  
\$725,000 - \$795,000  
Median House Price  
September quarter 2025: \$970,000

## Comparable Properties



1/11 Fahey Cr YALLAMBIE 3085 (REI)

Agent Comments

3 1 2

Price: \$750,000  
Method: Auction Sale  
Date: 15/11/2025  
Property Type: House (Res)  
Land Size: 319 sqm approx



2/75 Greensborough Rd MACLEOD 3085 (REI)

Agent Comments

3 2 3

Price: \$730,000  
Method: Private Sale  
Date: 11/06/2025  
Property Type: House

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.

Account - Jellis Craig | P: 03 9459 8111



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