Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	4/32 Drysdale Street, Yallambie Vic 3085
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000	&	\$840,000
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Median sale price

Median price	\$970,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	1/5 Leith Rd MACLEOD 3085	\$800,000	23/09/2025
2	2/40 Ferguson St MACLEOD 3085	\$795,000	06/09/2025
3	5/105 Martins La VIEWBANK 3084	\$810,000	20/06/2025

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:	16/10/2025 08:02











Property Type: Unit Land Size: 309 sqm approx

Agent Comments

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

Indicative Selling Price \$790,000 - \$840,000 **Median House Price** September guarter 2025: \$970,000

Comparable Properties



1/5 Leith Rd MACLEOD 3085 (REI)







Price: \$800,000 Method: Private Sale Date: 23/09/2025 Property Type: Unit

Land Size: 210 sqm approx

Agent Comments



2/40 Ferguson St MACLEOD 3085 (REI)









Agent Comments

Price: \$795,000 Method: Auction Sale Date: 06/09/2025 Property Type: Unit

Land Size: 272 sqm approx

5/105 Martins La VIEWBANK 3084 (REI)





Price: \$810,000

Method: Sold Before Auction

Date: 20/06/2025

Property Type: Townhouse (Res) Land Size: 327 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9459 8111



