

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

41 Frances Avenue, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Yarra Glen

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	69 Pinoak Dr YARRA GLEN 3775	\$947,000	15/10/2025
2	4 Wedgewood Ct YARRA GLEN 3775	\$955,000	30/09/2025
3	13 Anzac Av YARRA GLEN 3775	\$950,000	14/07/2025

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:

13/11/2025 10:09



Property Type: House (Res)
Land Size: 1026 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 September quarter 2025: \$1,260,000

Comparable Properties



69 Pinoak Dr YARRA GLEN 3775 (REI)

Agent Comments



Price: \$947,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 526 sqm approx



4 Wedgewood Ct YARRA GLEN 3775 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 1013 sqm approx



13 Anzac Av YARRA GLEN 3775 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 14/07/2025
Property Type: House (Res)
Land Size: 512 sqm approx

Account - Barry Plant | P: 03 9735 3300