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 | 41 Frances Avenue, Yarra Glen Vic 3775 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | pperty Type Ho | use | Suburb | Yarra Glen |
|--------------------------|-----|----------------|------|----------|------------|
| Period - From 01/07/2025 | to | 30/09/2025 | Sour | rce 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

| 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 comparableproperties 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)

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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)

4







2

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)

3





) 2

Price: \$950,000 **Method:** Private Sale **Date:** 14/07/2025

Property Type: House (Res) **Land Size:** 512 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300





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