

## 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

5 RED GUM WAY YALLAMBIE VIC 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

House

Suburb

Yallambie

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

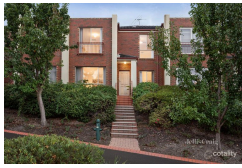
Date of sale

6 VISTA GROVE VIEWBANK VIC 3084	\$897,500	21-May-25
11A KAMBEA CRESCENT VIEWBANK VIC 3084	\$948,500	29-May-25
14 CASCADES VIEW YALLAMBIE VIC 3085	\$1,000,000	30-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 12 November 2025



**6 VISTA GROVE VIEWBANK VIC 3084**

3 2 2

Sold Price

**\$897,500**

Sold Date

**21-May-25**

Distance

**0.74km**



**11A KAMBEA CRESCENT VIEWBANK VIC 3084**

3 2 1

Sold Price

**\$948,500**

Sold Date

**29-May-25**

Distance

**0.99km**



**14 CASCADES VIEW YALLAMBIE VIC 3085**

3 2 2

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**30-Oct-25**

Distance

**1.18km**

RS = Recent sale

UN = Undisclosed Sale

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