

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
52 Pinoak Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$795,000 & \$855,000

Median sale price

Median price \$958,750 Property Type House Suburb Yarra Glen
Period - From 01/10/2024 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	38 Pinoak Dr YARRA GLEN 3775	\$800,000	08/11/2025
2	69 Pinoak Dr YARRA GLEN 3775	\$947,000	15/10/2025
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:

09/12/2025 15:26

**Property Type:**

Agent Comments

Indicative Selling Price

\$795,000 - \$855,000

Median House Price

Year ending September 2025: \$958,750

Comparable Properties

**38 Pinoak Dr YARRA GLEN 3775 (REI/VG)****Price:** \$800,000**Method:** Private Sale**Date:** 08/11/2025**Property Type:** House**Land Size:** 549 sqm approx

Agent Comments

**69 Pinoak Dr YARRA GLEN 3775 (REI)****Price:** \$947,000**Method:** Private Sale**Date:** 15/10/2025**Property Type:** House**Land Size:** 526 sqm approx

Agent Comments

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.

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