

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

7 DALTON DRIVE TYABB VIC 3913

Indicative selling price

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

Single Price

or range
between

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,000

Property type

House

Suburb

Tyabb

Period-from

01 Oct 2024

to

30 Sep 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

5 ELLE WAY TYABB VIC 3913	\$885,000	27-Aug-25
2 HARRISON COURT TYABB VIC 3913	\$885,000	06-May-25
21 BETTINA STREET TYABB VIC 3913	\$890,000	09-May-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.~~

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5 ELLE WAY TYABB VIC 3913

Sold Price

^{RS} **\$885,000** Sold Date **27-Aug-25**

4 2 2

Distance **0.59km**



2 HARRISON COURT TYABB VIC 3913

Sold Price

\$885,000 Sold Date **06-May-25**

4 2 2

Distance **0.72km**



21 BETTINA STREET TYABB VIC 3913

Sold Price

\$890,000 Sold Date **09-May-25**

4 2 1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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