STATEMENT OF INFORMATION

59 ONEILLS ROAD, TYABB, VIC 3913

PREPARED BY YUVI SINGH, ESTAL REAL ESTATE, OFFICE PHONE: 0469074999

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	59 ONEILLS ROAD, TYABB, V	IC 3913					
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting							
Price Range:	EOI						
Median sale price							

House

Source

Comparable property sales

2025

\$877,500

01 October 2024 to 30 September

Median price

Period

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property type

Address of comparable property	Price	Date of sale
13 BOES RD, HASTINGS, VIC 3915	\$6,100,000	05/08/2024

This Statement of Information was prepared on:

31/10/2025

TYABB

pricefinder

Suburb

