

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 131 Yarraview Road, Yarra Glen VIC 3775

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$3,450,000 & \$3,550,000

**Median sale price**

Median price \$975,000 Property type House Suburb Yarra Glen

Period - From 1/4/2023 to 6/12/2023 Source REIV

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20/3/2023