

# 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

18 Coleman Street, Yarra Junction Vic 3797
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### Indicative selling price

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

Range between 

\$775,000
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 & 

\$850,000
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### Median sale price

Median price 

\$690,000
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 Property Type 

House
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 Suburb 

Yarra Junction
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Period - From 

11/04/2023
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 to 

10/04/2024
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 Source 

REIV
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### 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	2895 Warburton Hwy WESBURN 3799	\$930,000	06/12/2023
2	8b Douglas Pde YARRA JUNCTION 3797	\$810,000	19/02/2024
3	8 Evergreen PI YARRA JUNCTION 3797	\$810,000	04/12/2023

**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: 

11/04/2024 11:46
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**Indicative Selling Price**

\$775,000 - \$850,000

**Median House Price**

11/04/2023 - 10/04/2024: \$690,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1791 sqm approx

Agent Comments

## Comparable Properties



**2895 Warburton Hwy WESBURN 3799 (REI/VG)** Agent Comments



**Price:** \$930,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House

**Land Size:** 2436 sqm approx



**8b Douglas Pde YARRA JUNCTION 3797 (REI)** Agent Comments



**Price:** \$810,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** House

**Land Size:** 750 sqm approx



**8 Evergreen PI YARRA JUNCTION 3797 (REI/VG)** Agent Comments



**Price:** \$810,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** House

**Land Size:** 822 sqm approx

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