

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

23 Crew Street, Yallambie Vic 3085

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,021,000 Property Type House Suburb Yallambie

Period - From 01/07/2025 to 30/06/2026 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	1 St James Ct WATSONIA 3087	\$938,000	13/06/2026
2	2 Ulrich Ct VIEWBANK 3084	\$940,000	23/05/2026
3	1 Debra Ct YALLAMBIE 3085	\$950,000	14/03/2026

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:

12/08/2026 13:29

Daniel Cobern

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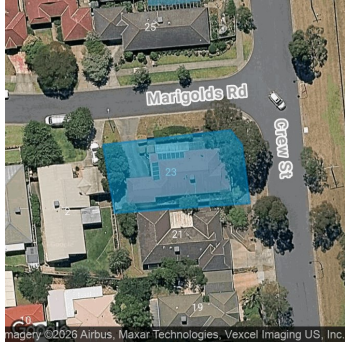
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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending June 2026: \$1,021,000



3 2 2

Rooms: 5

Property Type: House

Land Size: 509 sqm approx

Agent Comments

Comparable Properties



1 St James Ct WATSONIA 3087 (REI)

Agent Comments

3 2 2

Price: \$938,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)



2 Ulrich Ct VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$940,000

Method: Private Sale

Date: 23/05/2026

Rooms: 4

Property Type: House (Res)

Land Size: 542 sqm approx



1 Debra Ct YALLAMBIE 3085 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 673 sqm approx

Account - Jellis Craig | P: 03 94321444