

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

3 STELLA AVENUE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

Property type

House

Suburb

Tyabb

Period-from

01 Apr 2025

to

31 Mar 2026

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

4 ORCHARD GROVE TYABB VIC 3913	\$975,000	02-Jan-26
38 STELLA AVENUE TYABB VIC 3913	\$1,138,000	27-Nov-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.

This Statement of Information was prepared on: 06 April 2026



4 ORCHARD GROVE TYABB VIC 3913

4 2 2

Sold Price

\$975,000

Sold Date

02-Jan-26

Distance

0.62km



38 STELLA AVENUE TYABB VIC 3913

5 3 2

Sold Price

\$1,138,000

Sold Date

27-Nov-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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