

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

359-367 Iron Bark Road, Yarrambat Vic 3091

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,285,000

Property Type House

Suburb Yarrambat

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	54 Youngs Rd YARRAMBAT 3091	\$2,100,000	08/07/2026
2	81 Eisemans Rd YARRAMBAT 3091	\$2,230,000	11/06/2026
3	112 Eisemans Rd YARRAMBAT 3091	\$2,085,000	27/03/2026

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:

31/08/2026 12:18

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 6  3  4 plus

Rooms: 10 plus
Property Type: House
Land Size: 20051 sqm approx

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2026: \$2,285,000

Agent Comments

This property has it all. A well presented large family home with a pool, 4 car carport, several sheds, glass house, caravan storage carport, set on just under 5 acres with a dam. Perfect for a trades person wanting sheds for storage of stock, large machinery or a small business.

Comparable Properties



54 Youngs Rd YARRAMBAT 3091 (REI)

Agent Comments

 6  4  6

Price: \$2,100,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 9313 sqm approx

81 Eisemans Rd YARRAMBAT 3091 (REI)

Agent Comments

 4  2  6

Price: \$2,230,000
Method: Private Sale
Date: 11/06/2026
Rooms: 8
Property Type: House (Res)
Land Size: 8093.71 sqm approx



112 Eisemans Rd YARRAMBAT 3091 (REI)

Agent Comments

 3  2  2

Price: \$2,085,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 16187.44 sqm approx