

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

37 Coleen Street, Yallambie Vic 3085

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Yallambie

Period - From 01/04/2024 to 31/03/2025 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	19 Wungan St MACLEOD 3085	\$750,000	15/05/2025
2	2/15 Carwarp St MACLEOD 3085	\$779,000	02/12/2024
3	11 Harborne St MACLEOD 3085	\$810,000	30/11/2024

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:

23/05/2025 09:52



 3  1  1

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
Year ending March 2025: \$1,025,000

Comparable Properties



19 Wungan St MACLEOD 3085 (REI)

Agent Comments

 3  1  2

Price: \$750,000
Method: Private Sale
Date: 15/05/2025
Property Type: House (Res)
Land Size: 701 sqm approx



2/15 Carwarp St MACLEOD 3085 (REI/VG)

Agent Comments

 3  1  1

Price: \$779,000
Method: Private Sale
Date: 02/12/2024
Property Type: House



11 Harborne St MACLEOD 3085 (REI/VG)

Agent Comments

 3  1  2

Price: \$810,000
Method: Auction Sale
Date: 30/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 560 sqm approx

Account - Barry Plant | P: 03 9842 8888