Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	37 Coleen Street, Yallambie Vic 3085
postcode	

Indicative selling price

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

Range between \$750,000	&	\$790,000
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Median sale price

Median price \$1,025,000	Pro	pperty Type Ho	use		Suburb	Yallambie
Period - From 01/04/2024	to	31/03/2025	Sou	urce	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.

Ad	dress 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









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)

Price: \$750,000

Method: Private Sale Date: 15/05/2025 Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments



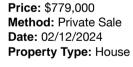
2/15 Carwarp St MACLEOD 3085 (REI/VG)





Agent Comments

Agent Comments





11 Harborne St MACLEOD 3085 (REI/VG)





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



