

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

40 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

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Tyabb

Period-from

01 May 2025

to

30 Apr 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

24 BELLAVISTA DRIVE TYABB VIC 3913	\$1,120,000	02-Jul-25
46 BETTINA STREET TYABB VIC 3913	\$1,150,000	17-Apr-25
4 PINE GROVE TYABB VIC 3913	\$1,115,000	26-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: 11 May 2026

Katie Jones

M 0448316369

E m.jones@obre.com.au



24 BELLAVISTA DRIVE TYABB VIC 3913

Sold Price

\$1,120,000

Sold Date

02-Jul-25

 4  2  3

Distance

0.14km



46 BETTINA STREET TYABB VIC 3913

Sold Price

\$1,150,000

Sold Date

17-Apr-25

 4  2  -

Distance

0.52km



LAND FOR SALE

4 PINE GROVE TYABB VIC 3913

Sold Price

\$1,115,000

Sold Date

26-Nov-25

 4  3  3

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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