

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

5 Monak Place, Yallambie Vic 3085

Indicative selling price

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

Range between

\$870,000

&

\$920,000

Median sale price

Median price

\$1,021,000

Property Type

House

Suburb

Yallambie

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	9 Moola CI YALLAMBIE 3085	\$915,000	18/07/2026
2	55 Allima Av YALLAMBIE 3085	\$940,000	18/07/2026
3	15 Warruga Pl GREENSBOROUGH 3088	\$920,000	31/01/2026

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:

23/07/2026 10:45

Daniel Cobern

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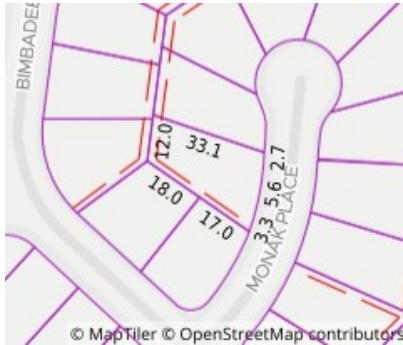
danielcobern@jelliscraig.com.au

Indicative Selling Price

\$870,000 - \$920,000

Median House Price

Year ending June 2026: \$1,021,000



Property Type: Hobby Farm < 20 ha

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



9 Moola CI YALLAMBIE 3085 (REI)

Agent Comments



Price: \$915,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 553 sqm approx



55 Allima Av YALLAMBIE 3085 (REI)

Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 669 sqm approx

15 Warruga PI GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 558 sqm approx