

# 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

54 Youngs Road, Yarrambat Vic 3091

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,920,000

&

\$2,100,000

### Median sale price

Median price \$2,356,250

Property Type House

Suburb Yarrambat

Period - From 01/04/2025

to

31/03/2026

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 | 112 Eisemans Rd YARRAMBAT 3091 | \$2,085,000 | 27/03/2026   |
| 2 | 11b Vista Ct YARRAMBAT 3091    | \$2,026,000 | 10/02/2026   |
| 3 | 64 Latrobe Rd YARRAMBAT 3091   | \$1,950,000 | 25/12/2025   |

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:

17/06/2026 14:12

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**Indicative Selling Price**

\$1,920,000 - \$2,100,000

**Median House Price**

Year ending March 2026: \$2,356,250



6 4 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 9313 sqm approx

Agent Comments

## Comparable Properties



**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

**11b Vista Ct YARRAMBAT 3091 (REI/VG)**

Agent Comments

5 2 -

**Price:** \$2,026,000

**Method:** Private Sale

**Date:** 10/02/2026

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 8005 sqm approx



**64 Latrobe Rd YARRAMBAT 3091 (VG)**

Agent Comments

4 - -

**Price:** \$1,950,000

**Method:** Sale

**Date:** 25/12/2025

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 10200 sqm approx

Account - Jellis Craig | P: 03 94321444