

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

9 Moola Close, Yallambie Vic 3085

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,021,000

Property Type House

Suburb Yallambie

Period - From 01/01/2026

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	28 Kardinia Dr YALLAMBIE 3085	\$970,000	29/05/2026
2	16 Amaroo Way YALLAMBIE 3085	\$950,000	15/05/2026
3	11 Janice St MACLEOD 3085	\$980,000	18/04/2026

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:

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Indicative Selling Price

\$890,000 - \$970,000

Median House Price

March quarter 2026: \$1,021,000



4 2 2

Property Type: House

Land Size: 553 sqm approx

Agent Comments

Comparable Properties



28 Kardinia Dr YALLAMBIE 3085 (REI)

Agent Comments

4 2 2

Price: \$970,000

Method: Private Sale

Date: 29/05/2026

Property Type: House (Res)

Land Size: 1598 sqm approx

16 Amaroo Way YALLAMBIE 3085 (REI)

Agent Comments

4 1 1

Price: \$950,000

Method: Private Sale

Date: 15/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 595 sqm approx



11 Janice St MACLEOD 3085 (REI)

Agent Comments

4 2 3

Price: \$980,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 582 sqm approx

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