Property Price Statement

Single residential property located in the Melbourne Metro

Date prepared October 26

Property offered for sale

Address
Including suburb and postcode: 3 ZOE COURT, TYABB, VIC 3913

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4	2	2	210	515

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $750,000 & $810,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$875,000	Property type	House	Suburb	Tyabb
Period: from	01 Sep 25	to	31 Aug 26	Source	Cotality

Section 47AF of the *Estate Agents Act 1980*

For more information visit consumer.vic.gov.au/underquoting

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Comparable property sales

Below are the 3 most comparable properties that were sold **within 2 kilometres** within the **last 6 months** that the agent has used to detirmine the property price.

Comparable property 1

Address	Sale price	Date of sale
41 Delepan Drive, Tyabb	$761,000	28 August 26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	130	740

Comparable property 2

Address	Sale price	Date of sale
10 Craig Avenue, Tyabb	$765,000	7 August 26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	3	149	772

Comparable property 3

Address	Sale price	Date of sale
2 Orchard Grove, Tyabb	$830,000	2 May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	2	121	501

Comparable property 4

Address	Sale price	Date of sale
25 Lantons Way, Hastings	$830,000	2 May 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	2	121	501

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price -	$
Unconditional sale date	

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