

# 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 Herbert Street, Yarra Junction Vic 3797

### Indicative selling price

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

Range between \$790,000 & \$869,000

### Median sale price

Median price \$754,500 Property Type House Suburb Yarra Junction

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	15 Holmes Rd YARRA JUNCTION 3797	\$800,000	11/12/2025
2	19 Outlook Av YARRA JUNCTION 3797	\$825,000	26/11/2025
3	25 Nature Park Rise YARRA JUNCTION 3797	\$850,000	11/11/2025

**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: 15/04/2026 14:59



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**Property Type:** House  
**Land Size:** 1091 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$869,000  
**Median House Price**  
Year ending March 2026: \$754,500

## Comparable Properties



**15 Holmes Rd YARRA JUNCTION 3797 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House  
**Land Size:** 4053 sqm approx



**19 Outlook Av YARRA JUNCTION 3797 (REI/VG)**

[Agent Comments](#)

 3    1    4

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 26/11/2025  
**Property Type:** House  
**Land Size:** 1679 sqm approx



**25 Nature Park Rise YARRA JUNCTION 3797 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House  
**Land Size:** 834 sqm approx