### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 35 Yerrawa Drive, Watsonia Vic 3087

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$955,000	Pro	operty Type	Hou	se		Suburb	Watsonia	
Period - From	24/07/2024	to	23/07/2025		So	urce	Property	/ Data	

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	8 Koora Ct YALLAMBIE 3085	\$1,181,357	29/05/2025
2	3 Musgrave Wlk YALLAMBIE 3085	\$1,155,000	12/04/2025
3	151 Elder St GREENSBOROUGH 3088	\$1,091,000	26/03/2025

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.

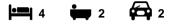
This Statement of Information was prepared on:

24/07/2025 12:46



# **JellisCraig**

Daniel Cobern 03 9432 1444 0432 501 099 danielcobern@jelliscraig.com.au



Property Type: House (Previously Occupied - Detached) Land Size: 561 sqm approx Agent Comments

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** 24/07/2024 - 23/07/2025: \$955,000

## **Comparable Properties**



8 Koora Ct YALLAMBIE 3085 (REI)



Price: \$1,181,357 Method: Private Sale Date: 29/05/2025 Property Type: House Land Size: 636 sqm approx

3 Musgrave WIk YALLAMBIE 3085 (REI)

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Agent Comments

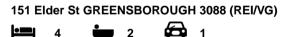
Agent Comments



Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 530 sqm approx

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Agent Comments

Price: \$1,091,000 Method: Private Sale Date: 26/03/2025 Rooms: 6 Property Type: House (Res)

Land Size: 652 sqm approx

Account - Jellis Craig | P: 03 94321444



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