Property Price Statement

# Single residential property located in the Melbourne metropolitan area

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

**Date prepared** 16/10/2026

**Property offered for sale**

Address
Including suburb and postcode: 18 Amaroo Way, Yallambie Vic 3085

**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 | 151 | 581 |

**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.

Single price $850,000 or Range between & 

**Seller's reserve price (if property is to be sold by auction or fixed-date sale)**

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $850,000

**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 $1,025,500 Property type House Suburb Yallambie

Period: from 01/10/2025 to 30/09/2026 Source REIV

**Comparable property sales**

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

**Comparable property 1**

| | | | |
|---|---|---|---|
| Address | 200 Henry St GREENSBOROUGH 3088 | | |
| Sale price | $890,000 | Date of sale | 12/09/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House (Res) | 3 | 1 | 1 | N/A | 617 |

**Comparable property 2**

| | | | |
|---|---|---|---|
| Address | 34 Harborne St MACLEOD 3085 | | |
| Sale price | $852,000 | Date of sale | 11/09/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House (Res) | 3 | 1 | 2 | N/A | N/A |

**Comparable property 3**

| | | | |
|---|---|---|---|
| Address | 9 Moodie St GREENSBOROUGH 3088 | | |
| Sale price | $870,000 | Date of sale | 05/08/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House (Res) | 3 | 1 | 2 | N/A | 640 |

## Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

## 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 _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=3ebfe6f8289bc1c25e81a737ed546f3e

# 18 Amaroo Way, Yallambie Vic 3085

JellisCraig

Daniel Cobern
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danielcobern@jelliscraig.com.au

4 2 2

**Rooms:** 8
**Property Type:** House
**Land Size:** 581 sqm approx

Agent Comments

**Indicative Selling Price**
$850,000
**Median House Price**
Year ending September 2026: $1,025,500

## Comparable Properties

**200 Henry St GREENSBOROUGH 3088 (REI)**

3 1 1

**Price:** $890,000
**Method:** Auction Sale
**Date:** 12/09/2026
**Property Type:** House (Res)
**Land Size:** 617 sqm approx

Agent Comments

**34 Harborne St MACLEOD 3085 (REI)**

3 1 2

**Price:** $852,000
**Method:** Private Sale
**Date:** 11/09/2026
**Property Type:** House (Res)

Agent Comments

**9 Moodie St GREENSBOROUGH 3088 (REI)**

3 1 2

**Price:** $870,000
**Method:** Private Sale
**Date:** 05/08/2026
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 640 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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