

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

7 Lambruk Court, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Yallambie

Period - From 08/07/2024

to

07/07/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	7 Binowee Av YALLAMBIE 3085	\$1,241,000	27/06/2025
2	2 Natimuk St GREENSBOROUGH 3088	\$1,220,000	14/06/2025
3	8 Koora Ct YALLAMBIE 3085	\$1,181,357	29/05/2025

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:

08/07/2025 16:53

7 Lambruk Court, Yallambie Vic 3085

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

08/07/2024 - 07/07/2025: \$1,000,000



4 2 0

Rooms: 7

Property Type: House (Res)

Land Size: 641 sqm approx

Agent Comments

Comparable Properties



7 Binowee Av YALLAMBIE 3085 (REI)

Agent Comments

5 4 2

Price: \$1,241,000

Method: Private Sale

Date: 27/06/2025

Property Type: House

Land Size: 555 sqm approx



2 Natimuk St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 3

Price: \$1,220,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)



8 Koora Ct YALLAMBIE 3085 (REI)

Agent Comments

4 2 2

Price: \$1,181,357

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 636 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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