

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 YAMBUK PLACE KIALLA VIC 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$785,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Kialla

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 JINDABYNE COURT KIALLA VIC 3631	\$810,000	30-Jan-25
41 MALMSBURY CRESCENT KIALLA VIC 3631	\$830,000	13-May-25
2 JINDABYNE COURT KIALLA VIC 3631	\$790,000	12-Mar-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 30 July 2025


4 JINDABYNE COURT KIALLA VIC 3631

Sold Price

\$810,000

Sold Date

30-Jan-25

4

2

4

Distance

0.33km

41 MALMSBURY CRESCENT KIALLA VIC 3631

Sold Price

\$830,000

Sold Date

13-May-25

4

3

2

Distance

1.04km

2 JINDABYNE COURT KIALLA VIC 3631

Sold Price

\$790,000

Sold Date

12-Mar-25

4

2

2

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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