

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

1/4 Warren Lane, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$711,250

Property Type

House

Suburb

Yarra Junction

Period - From

09/07/2024

to

08/07/2025

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	5 Donna View Rise YARRA JUNCTION 3797	\$744,000	09/05/2025
2	10 Birrarrung Rise YARRA JUNCTION 3797	\$772,500	12/03/2025
3	8a Douglas Pde YARRA JUNCTION 3797	\$720,000	13/01/2025

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:

09/07/2025 14:01

1/4 Warren Lane, Yarra Junction Vic 3797



Leah Bannerman
9735 3300

0448 924 266

lbannerman@barryplant.com.au

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

09/07/2024 - 08/07/2025: \$711,250



Property Type:

Divorce/Estate/Family Transfers

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



5 Donna View Rise YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$744,000

Method: Private Sale

Date: 09/05/2025

Property Type: House

Land Size: 539 sqm approx



10 Birrarrung Rise YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$772,500

Method: Private Sale

Date: 12/03/2025

Property Type: House

Land Size: 703 sqm approx



8a Douglas Pde YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 13/01/2025

Property Type: House

Land Size: 671 sqm approx

Account - Barry Plant | P: 03 9735 3300



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