# 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	1/4 Warren Lane, Yarra Junction Vic 3797
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$690,000	&	\$740,000
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### Median sale price

Median price	\$711,250	Pro	perty 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

Add	dress 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 comparableproperties 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





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

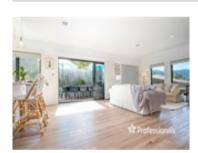


**Property Type:** 

Divorce/Estate/Family Transfers Land Size: 596 sqm approx

**Agent Comments** 

# Comparable Properties



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

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**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)

Price: \$720,000 Method: Private Sale Date: 13/01/2025 Property Type: House Land Size: 671 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9735 3300



