### Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 7 Lambruk Court, Yallambie Vic 3085

#### Indicative selling price

| For the meaning   | of this price see | cons          | sumer.vic.go | ov.au | ı/underquo | ting  |          |           |  |
|-------------------|-------------------|---------------|--------------|-------|------------|-------|----------|-----------|--|
| Single pric       | e \$1,280,000     |               |              |       |            |       |          |           |  |
| Median sale price |                   |               |              |       |            |       |          |           |  |
| Median price      | \$1,006,000       | Property Type |              | House |            |       | Suburb   | Yallambie |  |
| Period - From     | 25/07/2024        | to            | 24/07/2025   | ;     | Sc         | ource | 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.

| Add | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 7 Binowee Av YALLAMBIE 3085  | \$1,241,000 | 27/06/2025   |
| 2   | 2 Amaroo Way YALLAMBIE 3085  | \$1,280,000 | 09/05/2025   |
| 3   | 44 Yerrawa Dr WATSONIA 3087  | \$1,250,000 | 16/04/2025   |

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.

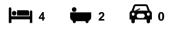
This Statement of Information was prepared on:

25/07/2025 11:14



# **JellisCraig**





Rooms: 6 Property Type: House Land Size: 654 sqm approx Agent Comments Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,280,000 Median House Price 25/07/2024 - 24/07/2025: \$1,006,000

## **Comparable Properties**

| 7 Binowee Av YALLAMBIE 3085 (REI)   5 4 2   Price: \$1,241,000   Method: Private Sale   Date: 27/06/2025   Property Type: House   Land Size: 555 sqm approx            | Agent Comments |
|--|----------------|
| 2 Amaroo Way YALLAMBIE 3085 (REI/VG)<br>A 2 2 2<br>Price: \$1,280,000<br>Method: Private Sale<br>Date: 09/05/2025<br>Property Type: House<br>Land Size: 311 sqm approx | Agent Comments |
| 44 Yerrawa Dr WATSONIA 3087 (REI/VG)<br>4 2 2 2<br>Price: \$1,250,000<br>Method: Private Sale<br>Date: 16/04/2025<br>Property Type: House<br>Land Size: 549 sqm approx | Agent Comments |

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



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