

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

Single price

\$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

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 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

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,280,000

Median House Price

25/07/2024 - 24/07/2025: \$1,006,000



4 2 0

Rooms: 6

Property Type: House

Land Size: 654 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 Amaroo Way YALLAMBIE 3085 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 09/05/2025

Property Type: House

Land Size: 311 sqm approx



44 Yerrawa Dr WATSONIA 3087 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Private Sale

Date: 16/04/2025

Property Type: House

Land Size: 549 sqm approx

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