

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 Lowan Avenue, Yallambie Vic 3085

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$860,000

&

\$920,000

Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Yallambie

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	340 Yallambie Rd YALLAMBIE 3085	\$865,000	14/06/2025
2	2 Yilleen CI YALLAMBIE 3085	\$1,000,000	14/06/2025
3	34 Kardinia St WATSONIA 3087	\$935,000	05/06/2025

OR

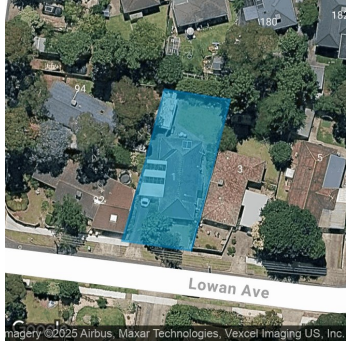
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/06/2025 08:28

1 Lowan Avenue, Yallambie Vic 3085

Greg Taylor  
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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$860,000 - \$920,000  
**Median House Price**  
Year ending March 2025: \$1,025,000

## Comparable Properties



**340 Yallambie Rd YALLAMBIE 3085 (REI)**



**Agent Comments**

Main Rd location

**Price:** \$865,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**2 Yilleen CI YALLAMBIE 3085 (REI)**



**Agent Comments**

Larger home

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Rooms:** 4  
**Property Type:** House (Res)



**34 Kardinia St WATSONIA 3087 (REI)**



**Agent Comments**

**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 05/06/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

**Account - Jellis Craig | P: 03 9459 8111**



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21/06/2025 21/06/2025 21/06/2025