

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

12 Willaura Place, Yallambie Vic 3085

Indicative selling price

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

Range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Yallambie

Period - From

10/07/2024

to

09/07/2025

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	44 Yerrawa Dr WATSONIA 3087	\$1,250,000	16/04/2025
2	3 Illoura St WATSONIA 3087	\$1,300,000	17/05/2025
3	9 Farm CI GREENSBOROUGH 3088	\$1,300,000	03/04/2025

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:

10/07/2025 18:36

12 Willaura Place, Yallambie Vic 3085

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisrcraig.com.au



4 2

Rooms: 9
Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
10/07/2024 - 09/07/2025: \$1,000,000

Comparable Properties



44 Yerrawa Dr WATSONIA 3087 (REI)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 549 sqm approx



3 Illoura St WATSONIA 3087 (REI)

Agent Comments

5 3 3

Price: \$1,300,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 449 sqm approx



9 Farm Cl GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Private Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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