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	4 Karrin Close, Yallambie Vic 3085
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,020,000
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Median sale price

Median price	\$1,025,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	2 Yilleen CI YALLAMBIE 3085	\$1,000,000	14/06/2025
2	6 Wilkinson St MACLEOD 3085	\$1,043,000	14/06/2025
3	2 Lumleah Ct GREENSBOROUGH 3088	\$1,000,000	31/05/2025

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.

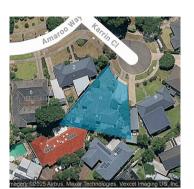
This Statement of Information was prepared on:	25/06/2025 14:26





Daniel Cobern 03 9432 1444 0432 501 099 danielcobern@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,020,000 **Median House Price** Year ending March 2025: \$1,025,000



Rooms: 4

Property Type: House Land Size: 577 sqm approx

Agent Comments

Comparable Properties



2 Yilleen CI YALLAMBIE 3085 (REI)

Price: \$1,000,000 Method: Auction Sale Date: 14/06/2025

Rooms: 4

Property Type: House (Res)

Agent Comments



6 Wilkinson St MACLEOD 3085 (REI)

Agent Comments

Price: \$1,043,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 827 sqm approx



2 Lumleah Ct GREENSBOROUGH 3088 (REI)

Price: \$1,000,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 540 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 94321444





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