

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

4 Karrin Close, Yallambie Vic 3085

Indicative selling price

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

Range between \$950,000

&

\$1,020,000

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	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



Rooms: 4

Property Type: House

Land Size: 577 sqm approx

Agent Comments

Comparable Properties



2 Yilleen CI YALLAMBIE 3085 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 14/06/2025

Rooms: 4

Property Type: House (Res)



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)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 540 sqm approx