

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 267 Yallambie Road, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,018,750 Property Type House Suburb Yallambie

Period - From 01/10/2025 to 31/12/2025 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	26 Alexander St MONTMORENCY 3094	\$1,255,000	18/12/2025
2	191 Hickling Av GREENSBOROUGH 3088	\$1,200,000	21/11/2025
3	93 Plenty La GREENSBOROUGH 3088	\$1,213,500	05/11/2025

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: 18/02/2026 14:34



4 2 1

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,018,750

Comparable Properties



26 Alexander St MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 670 sqm approx



191 Hickling Av GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 535 sqm approx



93 Plenty La GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,213,500

Method: Private Sale

Date: 05/11/2025

Property Type: House (Res)

Land Size: 536 sqm approx

Account - VICPROP | P: 03 8888 1011