

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 Goulburn Grove, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	3/10 Airlie Rd MONTMORENCY 3094	\$1,450,000	26/11/2025
2	112 Martins La VIEWBANK 3084	\$1,465,000	25/10/2025
3	37 Fricker Av GREENSBOROUGH 3088	\$1,530,000	13/11/2025

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: 10/03/2026 14:02

4 Goulburn Grove, Yallambie Vic 3085

Brett Greig
03 9459 8111
0431 798 237
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 4  2  2

Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
December quarter 2025: \$1,018,750

Comparable Properties



3/10 Airlie Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,450,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 222 sqm approx



112 Martins La VIEWBANK 3084 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,465,000
Method: Private Sale
Date: 25/10/2025
Property Type: House (Res)



37 Fricker Av GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,530,000
Method: Private Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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