

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

1/33 Orchard Grove, Tyabb Vic 3913

Indicative selling price

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

Single price \$785,000

Median sale price

Median price \$885,000

Property Type House

Suburb Tyabb

Period - From 01/04/2025

to 31/03/2026

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	1a Lima Av TYABB 3913	\$762,500	04/03/2026
2	2 Elle Way TYABB 3913	\$795,000	24/02/2026
3	3 Haymic PI TYABB 3913	\$760,000	22/10/2025

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:

17/04/2026 09:53



 3
  2
  2

Rooms: 9
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$785,000

Median House Price
 Year ending March 2026: \$885,000

Comparable Properties



1a Lima Av TYABB 3913 (REI/VG)

[Agent Comments](#)

 3
  2
  2

Price: \$762,500
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 279 sqm approx



2 Elle Way TYABB 3913 (REI)

[Agent Comments](#)

 3
  2
  2

Price: \$795,000
Method: Private Sale
Date: 24/02/2026
Property Type: House
Land Size: 537 sqm approx

3 Haymic PI TYABB 3913 (VG)

[Agent Comments](#)

 3
  -
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Price: \$760,000
Method: Sale
Date: 22/10/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522



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