

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

7 Koorra Court, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,021,000

Property Type House

Suburb Yallambie

Period - From 01/01/2026

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	9 Illoura St WATSONIA 3087	\$1,120,000	06/12/2025
2	39 Frensham Rd WATSONIA 3087	\$1,125,000	06/11/2025
3	9 Kardinia Dr YALLAMBIE 3085	\$1,108,500	25/10/2025

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:

13/04/2026 10:06

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,021,000



 4  2  2

Property Type: House (Res)

Land Size: 571 sqm approx

Agent Comments

Comparable Properties



9 Illoura St WATSONIA 3087 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,120,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 449 sqm approx



39 Frensham Rd WATSONIA 3087 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,125,000

Method: Auction Sale

Date: 06/11/2025

Property Type: House (Res)

Land Size: 651 sqm approx



9 Kardinia Dr YALLAMBIE 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,108,500

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 673 sqm approx

Account - Jellis Craig | P: 03 94321444