

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

14 Binowee Avenue, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,030,000 & \$1,130,000

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	32 Nell St GREENSBOROUGH 3088	\$1,110,000	30/01/2026
2	4 Carisbrook Cr LOWER PLENTY 3093	\$1,150,000	03/12/2025
3	29 Tarcoola Dr YALLAMBIE 3085	\$1,046,000	16/10/2025

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:

24/02/2026 12:41



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Rooms: 9
Property Type: House
Land Size: 1002 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,030,000 - \$1,130,000
Median House Price
December quarter 2025: \$1,018,750

Comparable Properties



32 Nell St GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,110,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 768 sqm approx



4 Carisbrook Cr LOWER PLENTY 3093 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 867 sqm approx



29 Tarcoola Dr YALLAMBIE 3085 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,046,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408