

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

18 Yangoorra Place, Greensborough Vic 3088

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 \$1,035,000 Property Type House Suburb Greensborough

Period - From 01/01/2025 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	11 Outlook Cr BRIAR HILL 3088	\$1,120,000	16/02/2026
2	6 Kylie PI MONTMORENCY 3094	\$1,155,000	04/02/2026
3	19 Macdhui Av ELTHAM NORTH 3095	\$1,060,000	19/01/2026

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:

25/02/2026 16:53

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Indicative Selling Price

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

Median House Price

Year ending December 2025: \$1,035,000



 4  2  2

Property Type: House (Res)

Land Size: 917 sqm approx

Agent Comments

Comparable Properties



11 Outlook Cr BRIAR HILL 3088 (REI)

Agent Comments

 3  1  3

Price: \$1,120,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 789 sqm approx

6 Kylie Pl MONTMORENCY 3094 (REI)

Agent Comments

 3  2  1

Price: \$1,155,000

Method: Private Sale

Date: 04/02/2026

Rooms: 6

Property Type: House (Res)



19 Macdhui Av ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,060,000

Method: Private Sale

Date: 19/01/2026

Property Type: House (Res)

Land Size: 550 sqm approx

Account - Jellis Craig | P: 03 94321444