

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 Anne Court, Yallambie Vic 3085

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Yallambie

Period - From

12/01/2025

to

11/01/2026

Source

Property Data

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	35 Coorie Cr ROSANNA 3084	\$821,000	29/11/2025
2	17 Manfred St WATSONIA 3087	\$835,000	11/09/2025
3			

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:

12/01/2026 14:47

Daniel Cobern
03 9432 1444
0432 501 099

danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$740,000 - \$790,000

Median House Price

12/01/2025 - 11/01/2026: \$1,000,000



Property Type:

Agent Comments

Comparable Properties



35 Coorie Cr ROSANNA 3084 (REI)

Agent Comments



Price: \$821,000

Method: Auction Sale

Date: 29/11/2025

Rooms: 5

Property Type: House (Res)

Land Size: 446 sqm approx



17 Manfred St WATSONIA 3087 (VG)

Agent Comments



Price: \$835,000

Method: Sale

Date: 11/09/2025

Property Type: House (Res)

Land Size: 533 sqm approx

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.

Account - Jellis Craig | P: 03 94321444