

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

3a Victoria Street, Yarra Junction Vic 3797

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$822,500

Property Type House

Suburb Yarra Junction

Period - From 01/07/2025

to 30/09/2025

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	1a Crescent Rd YARRA JUNCTION 3797	\$700,000	02/11/2025
2	1/4 Warren La YARRA JUNCTION 3797	\$740,000	02/09/2025
3	15 Victoria St YARRA JUNCTION 3797	\$830,000	27/06/2025

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:

18/11/2025 12:53



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Indicative Selling Price
\$750,000

Median House Price
September quarter 2025: \$822,500



Property Type:
Agent Comments

Comparable Properties



1a Crescent Rd YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 02/11/2025
Property Type: House
Land Size: 379 sqm approx



1/4 Warren La YARRA JUNCTION 3797 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 605 sqm approx



15 Victoria St YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$830,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 2660 sqm approx

Account - Barry Plant | P: 03 9735 3300



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