

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

1142 Skyline Road, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$958,750

Property Type House

Suburb Yarra Glen

Period - From 01/10/2024

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	1048 Skyline Rd YARRA GLEN 3775	\$1,260,000	24/07/2025
2	1048 Skyline Rd YARRA GLEN 3775	\$1,260,000	24/07/2025
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:

24/11/2025 10:30



0

Property Type: Building Block
Land Size: 1680 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
Year ending September 2025: \$958,750

Comparable Properties



1048 Skyline Rd YARRA GLEN 3775 (REI/VG)

Agent Comments

4 2 7

Price: \$1,260,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 10800 sqm approx



1048 Skyline Rd YARRA GLEN 3775 (REI/VG)

Agent Comments

4 2 7

Price: \$1,260,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 10800 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.