

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

16 Kameel Drive, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

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	7 Anzac Av YARRA GLEN 3775	\$1,110,000	24/11/2025
2	5 Brock Ct YARRA GLEN 3775	\$1,180,000	11/11/2025
3	13 Merlot Ct YARRA GLEN 3775	\$1,350,000	02/09/2025

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:

06/01/2026 16:03



3
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Rooms: 6
Property Type: House
Land Size: 1096 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 Year ending September 2025: \$958,750

Comparable Properties



7 Anzac Av YARRA GLEN 3775 (REI)

Agent Comments

4
 2
 2

Price: \$1,110,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 512 sqm approx



5 Brock Ct YARRA GLEN 3775 (REI)

Agent Comments

4
 2
 2

Price: \$1,180,000
Method: Private Sale
Date: 11/11/2025
Property Type: House (Res)
Land Size: 780 sqm approx



13 Merlot Ct YARRA GLEN 3775 (REI/VG)

Agent Comments

4
 -
 2

Price: \$1,350,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 1000 sqm approx

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