

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 8/44 Little Yarra Road, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$790,000 Property Type House Suburb Yarra Junction

Period - From 03/06/2025 to 02/06/2026 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	2 Waterhaven PI YARRA JUNCTION 3797	\$750,000	26/03/2026
2	3 Crestwood PI YARRA JUNCTION 3797	\$740,000	16/02/2026
3	10 Town View La YARRA JUNCTION 3797	\$761,000	05/02/2026

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: 03/06/2026 13:37



Property Type:
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
03/06/2025 - 02/06/2026: \$790,000

Comparable Properties



2 Waterhaven PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 506 sqm approx



3 Crestwood PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 503 sqm approx

10 Town View La YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$761,000
Method: Private Sale
Date: 05/02/2026
Property Type: House (Res)