

# 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

16/44 Little Yarra Road, Yarra Junction Vic 3797

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$695,000

### Median sale price

Median price \$787,500 Property Type House Suburb Yarra Junction

Period - From 01/07/2025 to 30/06/2026 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                              | 17 Yarra St YARRA JUNCTION 3797 | \$690,000 | 22/03/2026   |
| 2                              |                                 |           |              |
| 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:

23/07/2026 17:26



Property Type:  
Agent Comments

Indicative Selling Price  
\$650,000 - \$695,000  
Median House Price  
Year ending June 2026: \$787,500

## Comparable Properties



17 Yarra St YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$690,000  
Method: Sale  
Date: 22/03/2026  
Property Type: Flat/Unit/Apartment (Res)

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.