

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

10 Jindalee Avenue, Yallambie Vic 3085

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,021,000 Property Type House Suburb Yallambie

Period - From 01/01/2026 to 31/03/2026 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	14 Binowee Av YALLAMBIE 3085	\$1,205,000	14/03/2026
2	163 Yallambie Rd YALLAMBIE 3085	\$920,000	16/10/2025
3	29 Tarcoola Dr YALLAMBIE 3085	\$1,046,000	16/10/2025

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:

04/05/2026 16:00



 4
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  2

Property Type: House
Land Size: 2638 sqm approx
 Agent Comments

Indicative Selling Price
 \$990,000 - \$1,080,000
Median House Price
 March quarter 2026: \$1,021,000

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.

Comparable Properties



14 Binowee Av YALLAMBIE 3085 (REI)

Agent Comments

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Price: \$1,205,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 994 sqm approx



163 Yallambie Rd YALLAMBIE 3085 (REI/VG)

Agent Comments

 4
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Price: \$920,000
Method: Private Sale
Date: 16/10/2025
Rooms: 7
Property Type: House (Res)
Land Size: 640 sqm approx



29 Tarcoola Dr YALLAMBIE 3085 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,046,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Account - Barry Plant | P: (03) 9431 1243