

# 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](http://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	15 Eclipse Cr WATSONIA 3087	\$1,050,000	25/05/2026
2	19 Warralong Av GREENSBOROUGH 3088	\$950,000	12/05/2026
3	14 Binowee Av YALLAMBIE 3085	\$1,205,000	14/03/2026

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: 01/06/2026 12:51



4   
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 2

**Property Type:** House (Res)  
**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



15 Eclipse Cr WATSONIA 3087 (REI)

Agent Comments

4   
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 2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 25/05/2026  
**Property Type:** House  
**Land Size:** 647 sqm approx



19 Warralong Av GREENSBOROUGH 3088 (REI)

Agent Comments

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**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 12/05/2026  
**Property Type:** House  
**Land Size:** 674 sqm approx



14 Binowee Av YALLAMBIE 3085 (REI/VG)

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

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