

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 \$970,000

&

\$1,040,000

Median sale price

Median price \$1,021,000

Property Type House

Suburb Yallambie

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	55 Allima Av YALLAMBIE 3085	\$940,000	18/07/2026
2	15 Eclipse Cr WATSONIA 3087	\$1,050,000	22/05/2026
3	19 Warralong Av GREENSBOROUGH 3088	\$950,000	12/05/2026

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:

20/07/2026 14:10



 4  2  2

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

Indicative Selling Price
 \$970,000 - \$1,040,000
Median House Price
 Year ending June 2026: \$1,021,000

Comparable Properties



55 Allima Av YALLAMBIE 3085 (REI)

Agent Comments

 4  2  2

Price: \$940,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 669 sqm approx



15 Eclipse Cr WATSONIA 3087 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 22/05/2026
Property Type: House (Res)
Land Size: 647 sqm approx



19 Warralong Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  3

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

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