

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

3 GALE COURT YARRA GLEN VIC 3775

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

7 CRUZ COURT YARRA GLEN VIC 3775	\$960,000	17-Aug-24
8 CRUZ COURT YARRA GLEN VIC 3775	\$1,050,000	16-Oct-25
28 FOREST STREET YARRA GLEN VIC 3775	\$1,050,000	11-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 13 November 2025



7 CRUZ COURT YARRA GLEN VIC 3775

Sold Price

\$960,000

Sold Date **17-Aug-24**

 4  2  2

Distance **0.2km**



8 CRUZ COURT YARRA GLEN VIC 3775

Sold Price

^{RS} **\$1,050,000**

Sold Date **16-Oct-25**

 4  2  2

Distance **0.22km**



28 FOREST STREET YARRA GLEN VIC 3775

Sold Price

\$1,050,000

Sold Date **11-Feb-25**

 4  2  2

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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