

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

7 ANZAC AVENUE 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

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

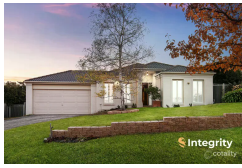
Date of sale

6 SHADI RISE YARRA GLEN VIC 3775	\$1,125,000	27-Jun-25
8 CRUZ COURT YARRA GLEN VIC 3775	\$1,050,000	16-Oct-25
4 WEDGEWOOD COURT YARRA GLEN VIC 3775	\$955,000	30-Sep-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: 10 November 2025



6 SHADI RISE YARRA GLEN VIC 3775

 4
  2
  2

Sold Price

\$1,125,000

Sold Date

27-Jun-25

Distance

1.02km


8 CRUZ COURT YARRA GLEN VIC 3775

 4
  2
  2

Sold Price

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

Sold Date

16-Oct-25

Distance

0.65km


4 WEDGEWOOD COURT YARRA GLEN VIC 3775

 4
  2
  2

Sold Price

^{RS} **\$955,000**

Sold Date

30-Sep-25

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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