

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 Sacha Court, Yarra Glen Vic 3775

Indicative selling price

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

Range between \$995,000 & \$1,045,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Yarra Glen

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

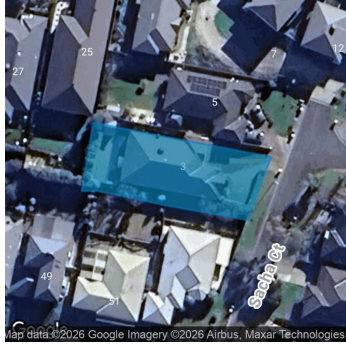
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Cruz Ct YARRA GLEN 3775	\$1,050,000	11/02/2026
2	79 Yarraview Rd YARRA GLEN 3775	\$1,000,000	06/02/2026
3	12 Emary Ct YARRA GLEN 3775	\$1,003,000	24/12/2025

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: 26/05/2026 15:04



4 2 2

Rooms: 7
Property Type: House
Land Size: 594 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$995,000 - \$1,045,000
Median House Price
March quarter 2026: \$1,025,000

Comparable Properties



7 Cruz Ct YARRA GLEN 3775 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,050,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 598 sqm approx



79 Yarraview Rd YARRA GLEN 3775 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$1,000,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 795 sqm approx



12 Emary Ct YARRA GLEN 3775 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,003,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 1076 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888