

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Yarra Glen

Period-from

01 Jul 2025

to

30 Jun 2026

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

4 WEDGEWOOD COURT YARRA GLEN VIC 3775	\$955,000	19-Sep-25
4 IRVINE CRESCENT YARRA GLEN VIC 3775	\$903,000	16-Jan-26
13 ANZAC AVENUE YARRA GLEN VIC 3775	\$950,000	16-Jul-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 July 2026



4 WEDGEWOOD COURT YARRA GLEN VIC 3775

 3  2  2

Sold Price

\$955,000

Sold Date

19-Sep-25

Distance

0.09km



4 IRVINE CRESCENT YARRA GLEN VIC 3775

 3  2  3

Sold Price

\$903,000

Sold Date

16-Jan-26

Distance

0.31km



13 ANZAC AVENUE YARRA GLEN VIC 3775

 3  2  2

Sold Price

\$950,000

Sold Date

16-Jul-25

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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