

## 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

61 YARRAVIEW ROAD YARRA GLEN VIC 3775

### Indicative selling price

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

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

Business

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 145 GLENVIEW ROAD YARRA GLEN VIC 3775   | \$1,200,000 | 05-Jun-26 |
| 66 KING STREET YARRA GLEN VIC 3775      | \$1,280,000 | 02-Dec-25 |
| 2/10 FRANCES AVENUE YARRA GLEN VIC 3775 | \$415,000   | 03-Dec-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: 21 July 2026



### 145 GLENVIEW ROAD YARRA GLEN VIC 3775

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  - 
  -

Sold Price

**\$1,200,000**

Sold Date

**05-Jun-26**

Distance

**0.99km**


### 66 KING STREET YARRA GLEN VIC 3775

 1 
  - 
  2

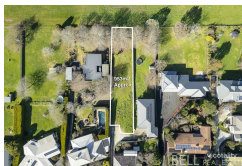
Sold Price

**\$1,280,000**

Sold Date

**02-Dec-25**

Distance

**0.57km**


### 2/10 FRANCES AVENUE YARRA GLEN VIC 3775

 - 
  - 
  1

Sold Price

**\$415,000**

Sold Date

**03-Dec-25**

Distance

**1.11km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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