

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 ORCHARD GROVE TYABB VIC 3913

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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

Property type

House

Suburb

Tyabb

Period-from

01 Mar 2025

to

28 Feb 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

2 ELLE WAY TYABB VIC 3913	\$795,000	24-Feb-26
4 ORCHARD GROVE TYABB VIC 3913	\$975,000	27-Jan-26
12 LONDRES WAY TYABB VIC 3913	\$915,000	21-Oct-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: 20 March 2026



2 ELLE WAY TYABB VIC 3913

Sold Price

^{RS}

\$795,000

Sold Date

24-Feb-26

3 2 2

Distance

0.51km



4 ORCHARD GROVE TYABB VIC 3913

Sold Price

^{RS}

\$975,000

Sold Date

27-Jan-26

4 2 2

Distance

0.02km



12 LONDRES WAY TYABB VIC 3913

Sold Price

\$915,000

Sold Date

21-Oct-25

4 2 2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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