

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 Joseph Close, Yarra Junction Vic 3797

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$740,000 Property Type House Suburb Yarra Junction

Period - From 20/01/2025 to 19/01/2026 Source Property Data

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 Crestwood PI YARRA JUNCTION 3797	\$745,000	17/11/2025
2	11 Sugargum CI YARRA JUNCTION 3797	\$735,000	17/11/2025
3	7 Town View La YARRA JUNCTION 3797	\$710,000	11/11/2025

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:

20/01/2026 08:45

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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

20/01/2025 - 19/01/2026: \$740,000



Property Type:

Agent Comments

Comparable Properties



7 Crestwood PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 17/11/2025

Property Type: House

Land Size: 562 sqm approx



11 Sugargum CI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 17/11/2025

Property Type: House

Land Size: 512 sqm approx



7 Town View La YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 11/11/2025

Property Type: House

Land Size: 277 sqm approx

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