

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

2 Aminya Crescent, Yallambie Vic 3085

Indicative selling price

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

Range between \$920,000

&

\$960,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Yallambie

Period - From 01/04/2026

to

30/06/2026

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	9 Moola CI YALLAMBIE 3085	\$915,000	18/07/2026
2	55 Allima Av YALLAMBIE 3085	\$940,000	18/07/2026
3	16 Amaroo Way YALLAMBIE 3085	\$950,000	15/05/2026

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:

25/07/2026 09:07



4 1 2

Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$960,000
Median House Price
June quarter 2026: \$1,120,000

Comparable Properties



9 Moola CI YALLAMBIE 3085 (REI)

4 2 2

Price: \$915,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments



55 Allima Av YALLAMBIE 3085 (REI)

4 2 2

Price: \$940,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

16 Amaroo Way YALLAMBIE 3085 (REI)

4 1 1

Price: \$950,000
Method: Private Sale
Date: 15/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011