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	11 ARMSTRONG GROVE 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	$990,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$955,000	Property type	House	Suburb	Yarra Glen
Period-from	01 Sep 2025	to	31 Aug 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
7 SYMONDS STREET YARRA GLEN VIC 3775	$1,060,000	22-May-26
16 KAMEEL DRIVE YARRA GLEN VIC 3775	$1,180,000	10-Feb-26
12 EMARY COURT YARRA GLEN VIC 3775	$1,003,000	24-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: 28 September 2026

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7 SYMONDS STREET YARRA GLEN VIC 3775

4 2 1

Sold Price **$1,060,000** Sold Date **22-May-26**

Distance **1.25km**

16 KAMEEL DRIVE YARRA GLEN VIC 3775

4 2 2

Sold Price **$1,180,000** Sold Date **10-Feb-26**

Distance **0.55km**

12 EMARY COURT YARRA GLEN VIC 3775

4 2 3

Sold Price **$1,003,000** Sold Date **24-Dec-25**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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