

# 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

756 Yan Yean Road, Yarrambat Vic 3091

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,270,000

### Median sale price

Median price \$2,285,000 Property Type House Suburb Yarrambat

Period - From 02/07/2025 to 01/07/2026 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		
2		
3		

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: 02/07/2026 11:23

756 Yan Yean Road, Yarrambat Vic 3091



 6  3  4

**Property Type:** House (Res)  
**Land Size:** 1277 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,270,000  
**Median House Price**  
02/07/2025 - 01/07/2026: \$2,285,000

## Comparable Properties

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.

**Account - Ray White Eltham | P: 03 9431 3425**



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