

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

40 Mcowan Crescent, Yarra Junction Vic 3797

Indicative selling price

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

Range between

\$650,000

&

\$695,000

Median sale price

Median price

\$787,500

Property Type

House

Suburb

Yarra Junction

Period - From

01/07/2025

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	12 Crescent Rd YARRA JUNCTION 3797	\$688,000	06/07/2026
2	3/4 Warren La YARRA JUNCTION 3797	\$685,000	03/07/2026
3	17 Yarra St YARRA JUNCTION 3797	\$690,000	22/03/2026

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:

26/08/2026 12:04

40 Mcowan Crescent, Yarra Junction Vic 3797



David Carroll
03 59671 277
0419 539 320

david@bellrealestate.com.au

Indicative Selling Price

\$650,000 - \$695,000

Median House Price

Year ending June 2026: \$787,500



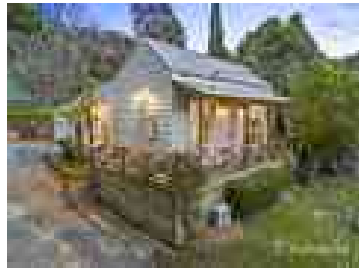
3 1 0

Property Type: House

Land Size: 1570 sqm approx

Agent Comments

Comparable Properties



12 Crescent Rd YARRA JUNCTION 3797 (REI/VG)

Agent Comments

2 1 -

Price: \$688,000

Method: Private Sale

Date: 06/07/2026

Property Type: House (Res)

Land Size: 903 sqm approx



17 Yarra St YARRA JUNCTION 3797 (VG)

Agent Comments

3 - -

Price: \$690,000

Method: Sale

Date: 22/03/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.