

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

8/100 THE CRESCENT TYABB VIC 3913

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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Tyabb

Period-from

01 Jan 2025

to

31 Dec 2025

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

7/43 CENTRAL AVENUE TYABB VIC 3913	\$710,000	14-Sep-25
5 HAYMIC PLACE TYABB VIC 3913	\$662,500	21-Oct-25
12 HAYMIC PLACE TYABB VIC 3913	\$650,000	24-Sep-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: 23 January 2026



7/43 CENTRAL AVENUE TYABB VIC 3913

Sold Price

\$710,000

Sold Date

14-Sep-25

3

2

2

Distance

0.32km



5 HAYMIC PLACE TYABB VIC 3913

Sold Price

\$662,500

Sold Date

21-Oct-25

3

2

2

Distance

0.68km



12 HAYMIC PLACE TYABB VIC 3913

Sold Price

\$650,000

Sold Date

24-Sep-25

3

2

2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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