

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

7/43 CENTRAL AVENUE 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Tyabb

Period-from

01 Aug 2024

to

31 Jul 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

3 POTTS CLOSE TYABB VIC 3913	\$720,000	10-Apr-25
2/20 BANKSIA CRESCENT TYABB VIC 3913	\$720,000	13-May-25
6 STELLA AVENUE TYABB VIC 3913	\$690,000	30-Jun-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: 19 August 2025



3 POTTS CLOSE TYABB VIC 3913

Sold Price

\$720,000

Sold Date

10-Apr-25

 3

 2

 2

Distance

0.14km



2/20 BANKSIA CRESCENT TYABB VIC 3913

Sold Price

Sold Date

13-May-25

 3

 2

 1

Distance

0.8km



6 STELLA AVENUE TYABB VIC 3913

Sold Price

\$690,000

Sold Date

30-Jun-25

 4

 2

 2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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