

## 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

2 ORCHARD GROVE TYABB VIC 3913

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Tyabb

Period-from

01 May 2025

to

30 Apr 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

3 ORCHARD GROVE TYABB VIC 3913	\$853,000	17-Apr-26
2 ELLE WAY TYABB VIC 3913	\$795,000	24-Feb-26
34 BANKSIA CRESCENT TYABB VIC 3913	\$815,000	20-Mar-26

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: 01 May 2026



**3 ORCHARD GROVE TYABB VIC 3913**

 4  2  2

Sold Price

<sup>RS</sup> **\$853,000**

Sold Date **17-Apr-26**

Distance **0.02km**



**2 ELLE WAY TYABB VIC 3913**

 3  2  2

Sold Price

<sup>RS</sup> **\$795,000**

Sold Date **24-Feb-26**

Distance **0.53km**



**34 BANKSIA CRESCENT TYABB VIC 3913**

 4  2  2

Sold Price

<sup>RS</sup> **\$815,000**

Sold Date **20-Mar-26**

Distance **0.65km**

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

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