

## 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

14 YARD STREET MAMBOURIN VIC 3024

### 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

\$720,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Mambourin

Period-from

01 Jun 2025

to

31 May 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

|   |           |           |
|---|-----------|-----------|
| 68 SHILLINGS ROAD MAMBOURIN VIC 3024    | \$750,000 | 01-Apr-26 |
| 8 BRANCH STREET MAMBOURIN VIC 3024      | \$710,000 | 15-May-26 |
| 22 CAMFIELD CRESCENT MAMBOURIN VIC 3024 | \$850,000 | 12-May-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: 16 June 2026


**68 SHILLINGS ROAD MAMBOURIN VIC 3024**
 -  -  -

Sold Price

**\$750,000**

Sold Date

**01-Apr-26**

Distance

**0km**

**8 BRANCH STREET MAMBOURIN VIC 3024**
 4  2  2

Sold Price

<sup>RS</sup> **\$710,000** <sup>UN</sup>

Sold Date

**15-May-26**

Distance

**0km**

**22 CAMFIELD CRESCENT MAMBOURIN VIC 3024**
 4  2  2

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**12-May-26**

Distance

**1.54km**

**7 NED ROAD MAMBOURIN VIC 3024**
 4  -  -

Sold Price

**\$700,000**

Sold Date

**18-Mar-26**

Distance

**1.33km**

**17 MAYVALE STREET MAMBOURIN VIC 3024**
 4  2  2

Sold Price

**\$905,000**

Sold Date

**27-Mar-26**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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