

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 YARRAMUNDI DRIVE CLIFTON SPRINGS VIC 3222

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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,800

Property type

House

Suburb

Clifton Springs

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

34 JETTY ROAD CLIFTON SPRINGS VIC 3222	\$570,000	11-Mar-25
8 AMAROO COURT CLIFTON SPRINGS VIC 3222	\$515,000	19-Dec-24
87 BOONDERABBI DRIVE CLIFTON SPRINGS VIC 3222	\$562,500	16-Nov-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 June 2025



34 JETTY ROAD CLIFTON SPRINGS VIC 3222

Sold Price

\$570,000

Sold Date

11-Mar-25



3



1



2

Distance

0.29km



8 AMAROO COURT CLIFTON SPRINGS VIC 3222

Sold Price

\$515,000

Sold Date

19-Dec-24



3



1



4

Distance

0.3km



87 BOONDERABBI DRIVE CLIFTON SPRINGS VIC 3222

Sold Price

\$562,500

Sold Date

16-Nov-24



3



1



2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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