

## 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

4/92 BOES ROAD 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

\$1,230,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

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

2/92 BOES ROAD TYABB VIC 3913	\$1,135,000	04-Mar-26
28 SEAVIEW ROAD TYABB VIC 3913	\$1,535,000	07-Jan-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: 14 May 2026



**2/92 BOES ROAD TYABB VIC 3913** Sold Price **\$1,135,000** Sold Date **04-Mar-26**

 3  1  2

Distance **0km**



**28 SEAVIEW ROAD TYABB VIC 3913** Sold Price **\$1,535,000** Sold Date **07-Jan-26**

 3  2  4

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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