

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

2/43 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Tyabb

Period-from

01 Sep 2025

to

31 Aug 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

1/1528-1530 FRANKSTON-FLINDERS ROAD TYABB VIC 3913	\$720,000	07-Jul-26
4 BELLAVISTA DRIVE TYABB VIC 3913	\$700,000	22-Apr-26
8/100 THE CRESCENT TYABB VIC 3913	\$705,000	09-Apr-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: 28 September 2026



1/1528-1530 FRANKSTON- FLINDERS ROAD TYABB VIC 3913

 3
  2
  2

Sold Price **\$720,000** Sold Date **07-Jul-26**

Distance **0.12km**



4 BELLAVISTA DRIVE TYABB VIC 3913

 3
  2
  2

Sold Price **\$700,000** Sold Date **22-Apr-26**

Distance **0.14km**



8/100 THE CRESCENT TYABB VIC 3913

 3
  2
  2

Sold Price **\$705,000** Sold Date **09-Apr-26**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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