

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

1/1528-1530 FRANKSTON-FLINDERS ROAD 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Tyabb

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

8/100 THE CRESCENT TYABB VIC 3913	\$705,000	09-Apr-26
10 HAYMIC PLACE TYABB VIC 3913	\$720,000	17-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: 13 June 2026



8/100 THE CRESCENT TYABB VIC 3913 Sold Price **\$705,000** Sold Date **09-Apr-26**

3 2 2

Distance **0.35km**



10 HAYMIC PLACE TYABB VIC 3913 Sold Price **\$720,000** Sold Date **17-Mar-26**

3 2 2

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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