

## 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

88 OSBORNES FLAT ROAD YACKANDANDAH VIC 3749

### 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

\$1,620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

House

Suburb

Yackandandah

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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

109 ROBINSON LANE YACKANDANDAH VIC 3749	\$1,330,000	20-Jul-25
1626 BEECHWORTH-WODONGA ROAD WOORAGEE VIC 3747	\$1,500,000	16-Jan-25
28 DINGLE ROAD BEECHWORTH VIC 3747	\$1,620,000	31-May-25

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: 11 March 2026

Tony Stockdale  
 P 03 5728 1233  
 M 0428 629 778  
 E tony@beechworthfn.com.au



**109 ROBINSON LANE  
 YACKANDANDAH VIC 3749**

5 3 -

Sold Price **\$1,330,000** Sold Date **20-Jul-25**

Distance **2.3km**



**1626 BEECHWORTH-WODONGA  
 ROAD WOORAGEE VIC 3747**

4 2 2

Sold Price **\$1,500,000** Sold Date **16-Jan-25**

Distance **8.18km**



**28 DINGLE ROAD BEECHWORTH  
 VIC 3747**

4 3 2

Sold Price **\$1,620,000** Sold Date **31-May-25**

Distance **15.85km**

RS = Recent sale      UN = Undisclosed Sale

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