

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

3/3 LORNE STREET YARRAVILLE VIC 3013

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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Jul 2024

to

30 Jun 2025

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

8/35 PRINCESS STREET YARRAVILLE VIC 3013	\$377,000	21-May-25
4/35 PRINCESS STREET YARRAVILLE VIC 3013	\$359,000	21-Mar-25

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: 25 July 2025

**8/35 PRINCESS STREET
YARRAVILLE VIC 3013**

1 1 1

Sold Price

\$377,000

Sold Date

21-May-25

Distance

1.65km**4/35 PRINCESS STREET
YARRAVILLE VIC 3013**

1 1 1

Sold Price

\$359,000

Sold Date

21-Mar-25

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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