### 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

45 Stanger Street, Yarraville Vic 3013

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$740,000		&		\$780,000			
Median sale p	rice							
Median price	\$882,500	Pro	operty Type	Tow	/nhouse		Suburb	Yarraville
Period - From	26/06/2024	to	25/06/2025		So	ource	Property	/ Data

#### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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 six months.

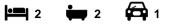
This Statement of Information was prepared on:

26/06/2025 10:39



# hockingstuart

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Property Type: Townhouse Agent Comments Leo Dardha 03 8387 0555 0425 718 411 Idardha@hockingstuart.com

Indicative Selling Price \$740,000 - \$780,000 Median Townhouse Price 26/06/2024 - 25/06/2025: \$882,500

## **Comparable Properties**

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 six months.

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