

## 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

315/125 FRANCIS STREET YARRAVILLE VIC 3013

### 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

or range  
between

\$560,000

&

\$615,000

### 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

Corelogic

### 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

9/119 GAMON STREET YARRAVILLE VIC 3013	560000	04-Apr-25
2/114 SOMERVILLE ROAD YARRAVILLE VIC 3013	608000	13-Mar-25
103/38 FEHON STREET YARRAVILLE VIC 3013	580000	28-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: 09 July 2025



**9/119 GAMON STREET  
YARRAVILLE VIC 3013**

2 1 -

Sold Price **560000** Sold Date **04-Apr-25**

Distance -

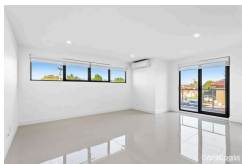


**2/114 SOMERVILLE ROAD  
YARRAVILLE VIC 3013**

2 1 1

Sold Price **608000** Sold Date **13-Mar-25**

Distance -



**103/38 FEHON STREET  
YARRAVILLE VIC 3013**

2 1 1

Sold Price **580000** Sold Date **28-Mar-25**

Distance -

RS = Recent sale UN = Undisclosed Sale

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