

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

9 George Street, Spotswood Vic 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,350,000

Median sale price

Median price \$1,245,000

Property Type House

Suburb Spotswood

Period - From 01/01/2025

to 31/03/2025

Source REIV

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 six 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
1	16 Loch St YARRAVILLE 3013	\$2,250,000	30/01/2025
2			
3			

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 six months.~~

This Statement of Information was prepared on:

17/06/2025 16:53

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4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,350,000
Median House Price
March quarter 2025: \$1,245,000

Comparable Properties



16 Loch St YARRAVILLE 3013 (VG)

Agent Comments

5 - -

Price: \$2,250,000
Method: Sale
Date: 30/01/2025
Property Type: House (Res)
Land Size: 464 sqm approx

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. 16 Loch Street, Yarraville is the only comparable property which has sold in the last 6 months. 9 George Street, Spotswood is a newly renovated four bedroom home with high end finishes throughout.