

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

22 O'Farrell Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Yarraville

Period - From 01/04/2025

to

30/06/2025

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 | 10 Montague St YARRAVILLE 3013 | \$1,280,000 | 19/07/2025 |
| 2 | 50 Frederick St YARRAVILLE 3013 | \$1,285,000 | 13/06/2025 |
| 3 | 44 Ofarrell St YARRAVILLE 3013 | \$1,200,000 | 09/05/2025 |

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:

04/08/2025 12:36



3 1 1

Rooms: 4
Property Type: House
Land Size: 225 sqm approx

Agent Comments
Three bedroom Edwardian Single front, fully renovated with ROW and a drop pool

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
June quarter 2025: \$1,200,000

Comparable Properties



10 Montague St YARRAVILLE 3013 (REI)

3 1 -

Price: \$1,280,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)

Agent Comments
Single fronted three bedroom Victorian house on similar land, not as renovated, no ROW or drop pool.



50 Frederick St YARRAVILLE 3013 (REI/VG)

3 1 -

Price: \$1,285,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 260 sqm approx

Agent Comments
Three bedroom single and a half fronted home on similar land, no option for off-street parking and a lower sale price street.



44 Ofarrell St YARRAVILLE 3013 (REI/VG)

2 1 -

Price: \$1,200,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: House (Res)
Land Size: 230 sqm approx

Agent Comments
Two bedroom Edwardian single front on the same street and land size. Not as renovated or extended, with no ROW or drop pool