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	22 O'Farrell Street, Yarraville Vic 3013
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,200,000	Pro	perty 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.

Add	Iress of comparable property	Price	Date of sale	
1	10 Montague St YARRAVILLE 3013	\$1,280,000	19/07/2025	
2	50 Frederick St VARRAVII I F 3013	\$1 285 000	13/06/2025	

	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









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 guarter 2025: \$1,200,000

Comparable Properties



10 Montague St YARRAVILLE 3013 (REI)

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)





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)



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

Account - Jas Stephens - Yarraville | P: 03 93169000





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