

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

316 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,170,000

Property Type

House

Suburb

Yarraville

Period - From

01/04/2024

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	152 Hyde St YARRAVILLE 3013	\$936,000	29/04/2025
2	56 Roberts St WEST FOOTSCRAY 3012	\$910,000	08/04/2025
3	210 Francis St YARRAVILLE 3013	\$880,000	14/03/2025

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:

26/06/2025 15:29



3 1 4

Property Type: House
Land Size: 417.9 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending March 2025: \$1,170,000

Comparable Properties



152 Hyde St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 1 1

Price: \$936,000
Method: Sold Before Auction
Date: 29/04/2025
Property Type: House (Res)
Land Size: 267 sqm approx



56 Roberts St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 1

Price: \$910,000
Method: Sold Before Auction
Date: 08/04/2025
Property Type: House (Res)
Land Size: 434 sqm approx



210 Francis St YARRAVILLE 3013 (REI/VG)

Agent Comments

3 1 3

Price: \$880,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 508 sqm approx