

# 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

2/2 Kent 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)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$890,000

Property Type

Townhouse

Suburb

Yarraville

Period - From

03/06/2024

to

02/06/2025

Source

Property Data

### 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	2b Banool Av YARRAVILLE 3013	\$710,000	16/05/2025
2	70A Stephen St YARRAVILLE 3013	\$845,000	07/03/2025
3	7/66 Wilson St YARRAVILLE 3013	\$680,000	21/02/2025

**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:

03/06/2025 17:25



2 2 1

**Rooms:** 3  
**Property Type:** Townhouse (Single)  
**Land Size:** 60 sqm approx  
**Agent Comments**  
Two bedroom, two bathroom tri-level townhouse, lock-up garage and walking distance to Yarraville Village

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Townhouse Price**  
03/06/2024 - 02/06/2025: \$890,000

## Comparable Properties

### 2b Banool Av YARRAVILLE 3013 (REI)

2 2 1

**Price:** \$710,000  
**Method:**  
**Date:** 16/05/2025  
**Property Type:** Townhouse (Single)

**Agent Comments**  
Two bedroom, two bathroom double storey townhouse. No garage and south of Francis St



### 70A Stephen St YARRAVILLE 3013 (REI/VG)

2 2 1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 07/03/2025  
**Property Type:** Townhouse (Single)

**Agent Comments**  
Two bedroom, two bathroom tri-level townhouse in the Village. Larger.



### 7/66 Wilson St YARRAVILLE 3013 (REI/VG)

2 1 2

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 21/02/2025  
**Property Type:** Townhouse (Single)

**Agent Comments**  
Tri-level townhouse, two bedroom, one bathroom, smaller internally.