Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

reet, Yarraville Vic 3013

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$890,000	Pro	perty Type	ownhouse		Suburb	Yarraville
Period - From	03/06/2024	to	02/06/2025		Source	Property	v 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

Add	dress 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 comparableproperties 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





Indicative Selling Price \$700,000 - \$750,000

Median Townhouse Price

03/06/2024 - 02/06/2025: \$890,000



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

Comparable Properties

2b Banool Av YARRAVILLE 3013 (REI)

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



Agent Comments

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

Price: \$845,000 Method: Private Sale Date: 07/03/2025

Property Type: Townhouse (Single)

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





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.

Account - Jas Stephens - Yarraville | P: 03 93169000





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