

## 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

26 FEHON STREET YARRAVILLE VIC 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Yarraville

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

9 ALICE STREET YARRAVILLE VIC 3013	\$1,005,000	21-Mar-25
2 GEORGE STREET YARRAVILLE VIC 3013	\$951,000	31-May-25
3 HOTHAM STREET SEDDON VIC 3011	\$1,017,000	26-May-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025



## 9 ALICE STREET YARRAVILLE VIC 3013

 2  1  1

Sold Price

**\$1,005,000**

Sold Date

**21-Mar-25**

Distance

**0.09km**



## 2 GEORGE STREET YARRAVILLE VIC 3013

 2  1  1

Sold Price

**\$951,000**

Sold Date

**31-May-25**

Distance

**0.12km**



## 3 HOTHAM STREET SEDDON VIC 3011

 2  1  1

Sold Price

**\$1,017,000**

Sold Date

**26-May-25**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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