

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

8 Kingston Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Yarraville

Period - From 01/10/2024 to 31/12/2024 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	140 Hyde St YARRAVILLE 3013	\$1,020,000	12/12/2024
2	22 Kent St YARRAVILLE 3013	\$1,142,500	22/11/2024
3	8 Norfolk St YARRAVILLE 3013	\$1,130,000	07/11/2024

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:

03/02/2025 12:54



Property Type: House (Previously Occupied - Detached)
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2024: \$1,185,000

Comparable Properties



140 Hyde St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 247 sqm approx



22 Kent St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$1,142,500
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 268 sqm approx

8 Norfolk St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 07/11/2024
Property Type: House (Res)
Land Size: 240 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000