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 betweer	en \$1,000,000		&		\$1,100,000			
Median sale price								
Median price	\$1,185,000	Pro	operty Type	Hous	se		Suburb	Yarraville
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress 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) 1 1 2 1 Price: \$1,020,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 247 sqm approx	Agent Comments
22 Kent St YARRAVILLE 3013 (REI/VG) 3 1 2 - Price: \$1,142,500 Method: Private Sale Date: 22/11/2024 Property Type: House Land Size: 268 sqm approx	Agent Comments
8 Norfolk St YARRAVILLE 3013 (REI/VG) 2 1 1 1 Price: \$1,130,000 Method: Private Sale Date: 07/11/2024 Property Type: House (Res) Land Size: 240 sqm approx	Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000



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