

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

78b Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$875,000

Property Type

Townhouse

Suburb

Yarraville

Period - From

27/03/2024

to

26/03/2025

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 | 70A Stephen St YARRAVILLE 3013 | \$845,000 | 07/03/2025 |
| 2 | 5/2a Florence St SEDDON 3011 | \$780,000 | 21/02/2025 |
| 3 | 2/160 Francis St YARRAVILLE 3013 | \$777,000 | 05/02/2025 |

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:

27/03/2025 11:13