

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

210 Francis Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$800,000 & \$880,000

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	38 Wilkins St YARRAVILLE 3013	\$1,020,000	07/12/2024
2	229 Francis St YARRAVILLE 3013	\$902,500	15/10/2024
3	220 Hyde St YARRAVILLE 3013	\$900,000	30/09/2024

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:

19/02/2025 13:58



3 1 2

Rooms: 6
Property Type: House
Land Size: 507 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2024: \$1,185,000

Comparable Properties



38 Wilkins St YARRAVILLE 3013 (REI/VG)

3 1 1

Price: \$1,020,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 468 sqm approx

[Agent Comments](#)

Smaller land, but on a quieter street



229 Francis St YARRAVILLE 3013 (REI/VG)

3 1 3

Price: \$902,500
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 519 sqm approx

[Agent Comments](#)

Same location, similar land size, south side of the street



220 Hyde St YARRAVILLE 3013 (REI/VG)

3 1 2

Price: \$900,000
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 355 sqm approx

[Agent Comments](#)

Smaller land, similar condition

Account - Jas Stephens - Yarraville | P: 03 93169000



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