

# 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

23B Bena 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)

Single price

\$835,000

### Median sale price

Median price

\$882,500

Property Type

Townhouse

Suburb

Yarraville

Period - From

03/01/2024

to

02/01/2025

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 | 74a Stephen St YARRAVILLE 3013  | \$845,000 | 12/11/2024   |
| 2 | 3/2a Simpson St YARRAVILLE 3013 | \$800,500 | 19/09/2024   |
| 3 | 2/7 Mary St SPOTSWOOD 3015      | \$845,000 | 10/08/2024   |

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:

03/01/2025 14:02