

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

25 Ovens Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,880,000

&

\$2,050,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Yarraville

Period - From 01/07/2024

to

30/09/2024

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	98 Hamilton St YARRAVILLE 3013	\$2,003,000	10/10/2024
2	127 Coronation St KINGSVILLE 3012	\$1,950,000	16/09/2024
3			

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:

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Indicative Selling Price
\$1,880,000 - \$2,050,000

Median House Price
September quarter 2024: \$1,255,000



4 2 0

Property Type: House
Agent Comments

Comparable Properties



98 Hamilton St YARRAVILLE 3013 (REI)

Agent Comments

3 2 1

Price: \$2,003,000
Method: Private Sale
Date: 10/10/2024
Property Type: House (Res)



127 Coronation St KINGSVILLE 3012 (REI)

Agent Comments

4 3 1

Price: \$1,950,000
Method: Private Sale
Date: 16/09/2024
Property Type: House

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.

Account - Whitefox Real Estate | P: 96459699



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