

## 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

LOT 1A/1 FINLAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,375,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,142,500

Property type

Other

Suburb

Yarraville

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

1/1 MORVEN STREET YARRAVILLE VIC 3013	\$1,399,900	10-Dec-24
2/103 BLACKWOOD STREET YARRAVILLE VIC 3013	\$1,389,000	08-Feb-25
35 LILY STREET SEDDON VIC 3011	\$1,370,000	25-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 07 May 2025



**1/1 MORVEN STREET YARRAVILLE  
VIC 3013**

Sold Price

**\$1,399,900**

Sold Date

**10-Dec-24**

3

2

1

Distance

**0.76km**



**2/103 BLACKWOOD STREET  
YARRAVILLE VIC 3013**

Sold Price

**\$1,389,000**

Sold Date

**08-Feb-25**

3

2

2

Distance

**0.76km**



**35 LILY STREET SEDDON VIC 3011**

Sold Price

**\$1,370,000**

Sold Date

**25-Oct-24**

2

2

1

Distance

**2.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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