

# 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

104/141 Stephen Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Yarraville

Period - From 13/08/2024 to 12/08/2025 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	102/9 Woods St YARRAVILLE 3013	\$624,000	06/06/2025
2	3/125 Francis St YARRAVILLE 3013	\$692,000	07/05/2025
3	204/58 Ballarat St YARRAVILLE 3013	\$695,000	24/03/2025

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: 13/08/2025 14:58

104/141 Stephen Street, Yarraville Vic 3013

**hockingstuart**

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**Indicative Selling Price**

\$640,000 - \$680,000

**Median Unit Price**

13/08/2024 - 12/08/2025: \$680,000



2 1 1

**Property Type:** APARTMENT

**Land Size:** 79sqm (approx) sqm approx

**Agent Comments**

Boutique block of 14

## Comparable Properties



**102/9 Woods St YARRAVILLE 3013 (REI)**

2 1 1

**Price:** \$624,000

**Method:** Private Sale

**Date:** 06/06/2025

**Property Type:** Apartment

**Agent Comments**

141 Stephen Street is better location



**3/125 Francis St YARRAVILLE 3013 (REI/VG)**

2 2 1

**Price:** \$692,000

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** Apartment

**Agent Comments**

This property has extra bathroom



**204/58 Ballarat St YARRAVILLE 3013 (REI/VG)**

2 2 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 24/03/2025

**Property Type:** Apartment

**Agent Comments**

This apartment has extra bathroom

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



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