

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

2/58 BALLARAT STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

103/141 STEPHEN STREET YARRAVILLE VIC 3013	\$599,000	03-May-25
4/40 MURRAY STREET YARRAVILLE VIC 3013	\$595,000	09-May-25
102/9 WOODS STREET YARRAVILLE VIC 3013	\$624,000	29-May-25

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: 15 October 2025

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**103/141 STEPHEN STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$599,000** Sold Date **03-May-25**

Distance **0.35km**



**4/40 MURRAY STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price ^{RS} **\$595,000** Sold Date **09-May-25**

Distance **0.35km**



**102/9 WOODS STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$624,000** Sold Date **29-May-25**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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