

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

217 Anderson Street, Yarraville Vic 3013

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$933,000

Property Type

Townhouse

Suburb

Yarraville

Period - From

10/11/2024

to

09/11/2025

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	1/14 Forrest St YARRAVILLE 3013	\$880,000	25/10/2025
2	57a Eirene St YARRAVILLE 3013	\$860,000	09/10/2025
3	1/99 Roberts St YARRAVILLE 3013	\$825,000	20/09/2025

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:

10/11/2025 15:25



2 2 1

Rooms: 3
Property Type: Townhouse (Res)
Land Size: 96 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Townhouse Price
10/11/2024 - 09/11/2025: \$933,000

Comparable Properties



1/14 Forrest St YARRAVILLE 3013 (REI)

2 2 1

Price: \$880,000
Method: Sold Before Auction
Date: 25/10/2025
Property Type: House (Res)

Agent Comments
Two bedroom, two bathroom townhouse, possible strata fees. Older property, but has a nice courtyard area.



57a Eirene St YARRAVILLE 3013 (REI)

2 1 1

Price: \$860,000
Method: Private Sale
Date: 09/10/2025
Rooms: 2
Property Type: House (Res)

Agent Comments
Two bedroom, one bathroom townhouse, standalone and higher end finish. But further away from amenities.



1/99 Roberts St YARRAVILLE 3013 (REI)

2 2 1

Price: \$825,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House

Agent Comments
Two bedroom, two bathroom townhouse in a body corporate, older property, but larger and further away from Yarraville centre.

Account - Jas Stephens - Yarraville | P: 03 93169000



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