

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

24 Grace Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,160,000

Property Type House

Suburb Yarraville

Period - From 11/04/2024

to

10/04/2025

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	16B Henry St SEDDON 3011	\$1,240,000	22/03/2025
2	56 Liverpool St FOOTSCRAY 3011	\$1,120,000	19/02/2025
3	116 Williamstown Rd KINGSVILLE 3012	\$1,225,000	16/01/2025

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:

11/04/2025 08:33



3 2 2

Rooms: 4
Property Type: House
Land Size: 160 sqm approx

Agent Comments

Semi detached house, with three bedrooms, two bathrooms, lock-up garage and a further off-street park.

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

11/04/2024 - 10/04/2025: \$1,160,000

Comparable Properties



16B Henry St SEDDON 3011 (REI)

3 2 1

Price: \$1,240,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments

A three bedroom semi-detached dwelling in a similar area. But, larger internally and slightly more land.



56 Liverpool St FOOTSCRAY 3011 (REI)

3 2 1

Price: \$1,120,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)

Agent Comments

Detached property. Newer build, but in a lower sale price area and smaller internally/externally



116 Williamstown Rd KINGSVILLE 3012 (REI/VG)

3 2 2

Price: \$1,225,000
Method: Private Sale
Date: 16/01/2025
Property Type: House

Agent Comments

Attached building. Higher end finish, but on a main road.