

# 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

27 Hoddle Street, Yarra Junction Vic 3797

### Indicative selling price

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

Range between

\$580,000

&

\$638,000

### Median sale price

Median price

\$727,500

Property Type

House

Suburb

Yarra Junction

Period - From

01/01/2024

to

31/12/2024

Source

REIV

### 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	50 Little Yarra Rd YARRA JUNCTION 3797	\$590,000	13/12/2024
2	1/6 Birrarrung Rise YARRA JUNCTION 3797	\$570,000	30/09/2024
3	16 Henry St YARRA JUNCTION 3797	\$610,000	11/09/2024

**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:

05/03/2025 13:06

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**Rooms:** 3  
**Property Type:** House  
**Land Size:** 738 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$638,000  
**Median House Price**  
Year ending December 2024: \$727,500

## Comparable Properties



**50 Little Yarra Rd YARRA JUNCTION 3797 (REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 13/12/2024  
**Property Type:** House  
**Land Size:** 510 sqm approx



**1/6 Birrarung Rise YARRA JUNCTION 3797 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 30/09/2024  
**Property Type:** House  
**Land Size:** 315 sqm approx



**16 Henry St YARRA JUNCTION 3797 (REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 11/09/2024  
**Property Type:** House  
**Land Size:** 2024 sqm approx