

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<br>Including suburb and<br>postcode | 305/125 Francis Street, Yarraville, VIC 3013 |
|---------------------------------------------|----------------------------------------------|

Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$520,000 | & | \$560,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                   |
|---------------|------------|---------------|------------|--------|-------------------|
| Median price  | \$672,000  | Property Type | House      | Suburb | Yarraville (3013) |
| Period - From | 01/05/2024 | to            | 30/04/2025 | Source | RPDATA            |

Comparable property sales

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 |
|---------------------------------------------|-----------|--------------|
| 309/125 FRANCIS STREET, YARRAVILLE VIC 3013 | \$552,000 | 05/02/2024   |
| G13/125 FRANCIS STREET, YARRAVILLE VIC 3013 | \$581,000 | 13/11/2024   |
| 9/119 GAMON STREET, YARRAVILLE VIC 3013     | \$560,000 | 04/04/2025   |

This Statement of Information was prepared on: 22/05/2025