Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,200,000	Property Type	House	Suburb	Yarraville
Period - From 01/04/2025	to 30/06/2025	Source	ce 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

Address of comparable property		Price	Date of sale
1	187 Somerville Rd YARRAVILLE 3013	\$770,000	01/07/2025
2	77 Francis St YARRAVILLE 3013	\$780,000	10/04/2025
3	210 Francis St YARRAVILLE 3013	\$880,000	14/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/08/2025 19:10

