## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

Address Including suburb and postcode	37 Mill Avenue, Yarraville Vic 3013
·	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
---------------------------	---	-------------

### Median sale price

Median price	\$1,175,000	Pro	perty Type	House		Suburb	Yarraville
Period - From	01/10/2024	to	30/09/2025		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

Au	areas or comparable property	1 1100	Date of Sale
1	39 Kingston St YARRAVILLE 3013	\$1,205,000	11/10/2025
2	107 Anderson St YARRAVILLE 3013	\$1,260,000	30/08/2025
3	2 Deakin St YARRAVILLE 3013	\$1,235,000	23/08/2025

#### 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 13:31



Date of sale