

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

72b Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Single price

\$865,000

Median sale price

Median price

\$890,000

Property Type

Townhouse

Suburb

Yarraville

Period - From

19/06/2024

to

18/06/2025

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	78b Stephen St YARRAVILLE 3013	\$802,000	23/05/2025
2	70A Stephen St YARRAVILLE 3013	\$845,000	07/03/2025
3	17b Newcastle St YARRAVILLE 3013	\$860,000	24/01/2025

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:

19/06/2025 12:08



2 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$865,000
Median Townhouse Price
19/06/2024 - 18/06/2025: \$890,000

Comparable Properties



78b Stephen St YARRAVILLE 3013 (REI)

Agent Comments

2 2 1

Price: \$802,000
Method: Private Sale
Date: 23/05/2025
Property Type: Townhouse (Single)



70A Stephen St YARRAVILLE 3013 (REI/VG)

Agent Comments

2 2 1

Price: \$845,000
Method: Private Sale
Date: 07/03/2025
Property Type: Townhouse (Single)

17b Newcastle St YARRAVILLE 3013 (VG)

Agent Comments

2 - -

Price: \$860,000
Method: Sale
Date: 24/01/2025
Property Type: Townhouse (Single)

Account - Jas Stephens - Yarraville | P: 03 93169000



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