

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

9 FORREST STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Yarraville

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

47 KIDMAN STREET YARRAVILLE VIC 3013	820000	01-Mar-25
28 BLACKWOOD STREET YARRAVILLE VIC 3013	815000	01-May-25
74 GEELONG ROAD FOOTSCRAY VIC 3011	805000	18-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 16 June 2025



47 KIDMAN STREET YARRAVILLE VIC 3013

Sold Price

820000

Sold Date

01-Mar-25

3

1

1

Distance

1.84km



28 BLACKWOOD STREET YARRAVILLE VIC 3013

Sold Price

^{RS} **815000**

Sold Date

01-May-25

3

1

1

Distance

0.82km



74 GEELONG ROAD FOOTSCRAY VIC 3011

Sold Price

805000

Sold Date

18-Dec-24

3

1

-

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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