

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

68b Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Single price \$965,000

Median sale price

Median price \$892,500

Property Type Townhouse

Suburb Yarraville

Period - From 08/07/2024

to 07/07/2025

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	7/13 Blackwood St YARRAVILLE 3013	\$985,000	26/03/2025
2	10 Banool Av YARRAVILLE 3013	\$960,000	24/02/2025
3	78A Stephen St YARRAVILLE 3013	\$965,000	21/01/2025

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:

08/07/2025 08:50



Property Type:
Agent Comments

Indicative Selling Price
\$965,000
Median Townhouse Price
08/07/2024 - 07/07/2025: \$892,500

Comparable Properties



7/13 Blackwood St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$985,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Res)

10 Banool Av YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 24/02/2025
Property Type: Townhouse (Res)
Land Size: 104 sqm approx



78A Stephen St YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$965,000
Method: Sold Before Auction
Date: 21/01/2025
Property Type: Townhouse (Single)

Account - Jas Stephens - Yarraville | P: 03 93169000