

## 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

11 OFARRELL STREET YARRAVILLE VIC 3013

### Indicative selling price

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

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,158,500

Property type

House

Suburb

Yarraville

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

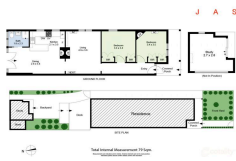
Date of sale

46 OFARRELL STREET YARRAVILLE VIC 3013	\$1,240,000	21-Mar-26
12 BELL STREET SEDDON VIC 3011	\$1,250,000	04-Dec-25

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: 07 April 2026



## 46 OFARRELL STREET YARRAVILLE VIC 3013

Sold Price <sup>RS</sup> **\$1,240,000** Sold Date **21-Mar-26**

 2  1  -

Distance **0.2km**



## 12 BELL STREET SEDDON VIC 3011

Sold Price **\$1,250,000** Sold Date **04-Dec-25**

 2  1  -

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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