

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

205/200 STEPHEN 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Mar 2024

to

28 Feb 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

G04/83 GAMON STREET YARRAVILLE VIC 3013	\$710,000	30-Nov-24
103/83 GAMON STREET YARRAVILLE VIC 3013	\$699,000	14-Jan-25
210/46 FEHON STREET YARRAVILLE VIC 3013	\$725,000	01-Nov-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: 21 March 2025



G04/83 GAMON STREET YARRAVILLE VIC 3013

2 2 1

Sold Price **\$710,000** Sold Date **30-Nov-24**

Distance **1.32km**



103/83 GAMON STREET YARRAVILLE VIC 3013

2 2 1

Sold Price ^{RS} **\$699,000** Sold Date **14-Jan-25**

Distance **1.32km**



210/46 FEHON STREET YARRAVILLE VIC 3013

2 2 1

Sold Price **\$725,000** Sold Date **01-Nov-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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