

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

2/58 BALLARAT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Yarraville

Period-from

01 Nov 2024

to

31 Oct 2025

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

102/9 WOODS STREET YARRAVILLE VIC 3013	\$624,000	29-May-25
102/11 WOODS STREET YARRAVILLE VIC 3013	\$570,000	10-Jun-25
7/119 GAMON STREET YARRAVILLE VIC 3013	\$562,500	02-Oct-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: 11 November 2025

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**102/9 WOODS STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$624,000** Sold Date **29-May-25**

Distance **0.44km**



**102/11 WOODS STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$570,000** Sold Date **10-Jun-25**

Distance **0.44km**



**7/119 GAMON STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$562,500** Sold Date **02-Oct-25**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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