

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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Yarraville

Period-from

01 Jan 2025

to

31 Dec 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

1/58 BALLARAT STREET YARRAVILLE VIC 3013	\$550,000	19-Jul-25
202/58 BALLARAT STREET YARRAVILLE VIC 3013	\$725,000	04-Dec-25
20/40 MURRAY STREET YARRAVILLE VIC 3013	\$630,000	05-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: 04 January 2026

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**1/58 BALLARAT STREET
YARRAVILLE VIC 3013**

1 1 1

Sold Price **\$550,000** Sold Date **19-Jul-25**

Distance **0km**



**202/58 BALLARAT STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$725,000** Sold Date **04-Dec-25**

Distance **0km**



**20/40 MURRAY STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$630,000** Sold Date **05-Oct-25**

Distance **0.35km**

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

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