

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

125 GAMON 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

\$2,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Yarraville

Period-from

01 May 2025

to

30 Apr 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

11 BARNET STREET YARRAVILLE VIC 3013	\$2,670,000	21-Feb-26
4 JULIAN STREET YARRAVILLE VIC 3013	\$2,620,000	28-Nov-25
44 BAYVIEW ROAD SEDDON VIC 3011	\$2,675,000	28-Mar-26

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: 22 May 2026

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**11 BARNET STREET YARRAVILLE
VIC 3013**

4 2 1

Sold Price ^{RS} **\$2,670,000** ^{UN} Sold Date **21-Feb-26**

Distance **0.36km**



**4 JULIAN STREET YARRAVILLE
VIC 3013**

5 3 2

Sold Price **\$2,620,000** Sold Date **28-Nov-25**

Distance **1.46km**



**44 BAYVIEW ROAD SEDDON VIC
3011**

5 3 1

Sold Price ^{RS} **\$2,675,000** Sold Date **28-Mar-26**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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