

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

113/125 FRANCIS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Sep 2025

to

31 Aug 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

217/125 FRANCIS STREET YARRAVILLE VIC 3013	\$525,000	14-May-26
415/125 FRANCIS STREET YARRAVILLE VIC 3013	\$550,000	26-Mar-26
111/125 FRANCIS STREET YARRAVILLE VIC 3013	\$500,000	31-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: 24 September 2026

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**217/125 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

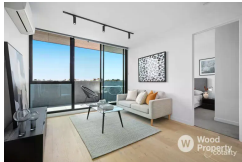
Sold Price

\$525,000

Sold Date **14-May-26**

Distance

0km



**415/125 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

Sold Price

\$550,000

Sold Date **26-Mar-26**

Distance

0km



**111/125 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

Sold Price

\$500,000

Sold Date **31-Mar-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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