

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

511/125 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

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

304/125 FRANCIS STREET YARRAVILLE VIC 3013	\$655,000	10-Feb-26
14/40 MURRAY STREET YARRAVILLE VIC 3013	\$670,000	27-Mar-26
15/40 STEPHEN STREET YARRAVILLE VIC 3013	\$672,000	08-May-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: 04 September 2026

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**304/125 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$655,000** Sold Date **10-Feb-26**

Distance **0km**



**14/40 MURRAY STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$670,000** Sold Date **27-Mar-26**

Distance **0.7km**



**15/40 STEPHEN STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$672,000** Sold Date **08-May-26**

Distance **1.23km**

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

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