

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

210/200 STEPHEN 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

\$512,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Aug 2025

to

31 Jul 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

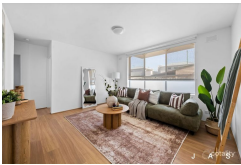
3/107 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$495,000	08-May-26
4/215 FRANCIS STREET YARRAVILLE VIC 3013	\$490,000	06-May-26
103/125 FRANCIS STREET YARRAVILLE VIC 3013	\$515,000	06-Mar-26

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: 25 August 2026

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**3/107 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$495,000** Sold Date **08-May-26**

Distance **1.08km**



**4/215 FRANCIS STREET
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$490,000** Sold Date **06-May-26**

Distance **1.08km**



**103/125 FRANCIS STREET
YARRAVILLE VIC 3013**

2 2 1

Sold Price **\$515,000** Sold Date **06-Mar-26**

Distance **0.52km**

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

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