## 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	8 Forrest Street, Yarraville Vic 3013
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Yarraville
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

# 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	29 Drew St YARRAVILLE 3013	\$1,350,000	21/03/2025
2	20 Deakin St YARRAVILLE 3013	\$1,446,000	21/05/2025
3	35 Wilson St YARRAVILLE 3013	\$1,449,000	03/05/2025

#### 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 six months.

This Statement of Information was prepared on:	21/08/2025 17:35









Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,350,000 - \$1,450,000 **Median House Price** June guarter 2025: \$1,200,000

# Comparable Properties



29 Drew St YARRAVILLE 3013 (REI/VG)

Price: \$1,350,000 Method: Private Sale Date: 21/03/2025

Rooms: 4

Property Type: House (Res) Land Size: 448 sqm approx

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20 Deakin St YARRAVILLE 3013 (REI/VG)

Price: \$1,446,000

Method: Sold Before Auction

Date: 21/05/2025

Property Type: House (Res) Land Size: 394 sqm approx

**Agent Comments** 

**Agent Comments** 



35 Wilson St YARRAVILLE 3013 (REI/VG)

Agent Comments

Price: \$1,449,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res) Land Size: 264 sqm approx

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700





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