

# 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 46 O'Farrell Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,255,000 Property Type House Suburb Yarraville

Period - From 01/10/2025 to 31/12/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

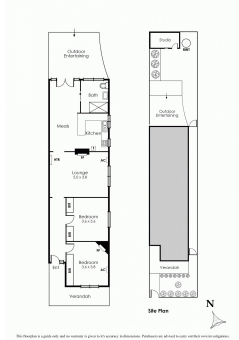
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	32 Tennyson St SEDDON 3011	\$1,280,000	16/12/2025
2	3 Bayview Rd SEDDON 3011	\$1,115,000	15/10/2025
3	9 Browning St SEDDON 3011	\$1,210,000	16/09/2025

**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: 23/02/2026 12:04



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 234 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 December quarter 2025: \$1,255,000

## Comparable Properties



**32 Tennyson St SEDDON 3011 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House (Res)  
**Land Size:** 214 sqm approx



**3 Bayview Rd SEDDON 3011 (REI/VG)**

Agent Comments

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**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 15/10/2025  
**Property Type:** House (Res)  
**Land Size:** 226 sqm approx



**9 Browning St SEDDON 3011 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 16/09/2025  
**Property Type:** House  
**Land Size:** 213 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000