

## 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

97 FRANCIS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$975,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Yarraville

Period-from

01 Feb 2025

to

31 Jan 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

6 BEVERLEY STREET YARRAVILLE VIC 3013	\$1,050,000	11-Sep-25
40 OVENS STREET YARRAVILLE VIC 3013	\$1,261,013	10-Nov-25
360 WILLIAMSTOWN ROAD YARRAVILLE VIC 3013	\$985,000	09-Feb-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: 20 February 2026

**6 BEVERLEY STREET YARRAVILLE  
VIC 3013**

Sold Price

<sup>RS</sup> **\$1,050,000**

Sold Date

**11-Sep-25**

1 - 2

Distance

**0.1km****40 OVENS STREET YARRAVILLE  
VIC 3013**

Sold Price

**\$1,261,013**

Sold Date

**10-Nov-25**

5 1 2

Distance

**0.38km****360 WILLIAMSTOWN ROAD  
YARRAVILLE VIC 3013**

Sold Price

<sup>RS</sup> **\$985,000**

Sold Date

**09-Feb-26**

3 2 4

Distance

**0.75km****RS** = Recent sale**UN** = Undisclosed Sale

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