

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

17 The Boulevard, Yarraville Vic 3013

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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	360 Williamstown Rd YARRAVILLE 3013	\$985,000	09/02/2026
2	69 Eirene St YARRAVILLE 3013	\$1,075,000	20/12/2025
3			

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.

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 3
  1
  1

Property Type: House (Res)

Land Size: 319 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2025: \$1,255,000

Comparable Properties



360 Williamstown Rd YARRAVILLE 3013 (REI)

Agent Comments

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  2
  2

Price: \$985,000

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 498 sqm approx



69 Eirene St YARRAVILLE 3013 (REI/VG)

Agent Comments

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  1
  3

Price: \$1,075,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 464 sqm approx

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.

Account - Jas Stephens - Yarraville | P: 03 93169000



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