

## 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

103/125 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

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

116/125 FRANCIS STREET YARRAVILLE VIC 3013	\$522,500	06-Oct-25
118/125 FRANCIS STREET YARRAVILLE VIC 3013	\$563,000	14-Aug-25
310/125 FRANCIS STREET YARRAVILLE VIC 3013	\$600,000	19-Sep-25

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: 04 February 2026

**116/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

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Sold Price **\$522,500** Sold Date **06-Oct-25**Distance **0km****118/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

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Sold Price **\$563,000** Sold Date **14-Aug-25**Distance **0km****310/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

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Sold Price **\$600,000** Sold Date **19-Sep-25**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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