

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

4/215 FRANCIS STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Jan 2025

to

31 Dec 2025

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

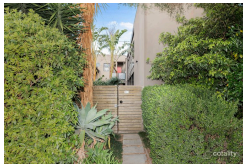
Date of sale

3/215 FRANCIS STREET YARRAVILLE VIC 3013	\$495,000	16-Sep-25
116/125 FRANCIS STREET YARRAVILLE VIC 3013	\$522,500	06-Oct-25
9/185 FRANCIS STREET YARRAVILLE VIC 3013	\$546,000	21-Aug-25

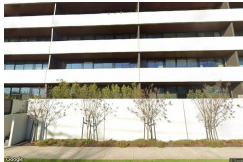
OR

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.~~

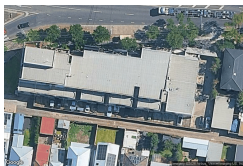
This Statement of Information was prepared on: 23 January 2026

**3/215 FRANCIS STREET
YARRAVILLE VIC 3013**

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Sold Price **\$495,000** Sold Date **16-Sep-25**Distance **0km****116/125 FRANCIS STREET
YARRAVILLE VIC 3013**

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Sold Price **\$522,500** Sold Date **06-Oct-25**Distance **0.55km****9/185 FRANCIS STREET
YARRAVILLE VIC 3013**

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Sold Price **\$546,000** Sold Date **21-Aug-25**Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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