

## 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

6/116 SOMERVILLE ROAD 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

\$399,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Yarraville

Period-from

01 Nov 2024

to

31 Oct 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

421/125 FRANCIS STREET YARRAVILLE VIC 3013	\$430,000	10-Oct-25
8/58 BALLARAT STREET YARRAVILLE VIC 3013	\$480,000	29-Aug-25
2/81 BELLAIRS AVENUE YARRAVILLE VIC 3013	\$370,000	20-Jun-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: 25 November 2025

**421/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

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Sold Price **\$430,000** Sold Date **10-Oct-25**Distance **0.9km****8/58 BALLARAT STREET  
YARRAVILLE VIC 3013**

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Sold Price **\$480,000** Sold Date **29-Aug-25**Distance **0.64km****2/81 BELLAIRS AVENUE  
YARRAVILLE VIC 3013**

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Sold Price **\$370,000** Sold Date **20-Jun-25**Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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