

## 32 Freame Street, Yarraville Vic 3013



**4 Bed 5 Bath 2 Car**  
**Property Type:** House  
**Land Size:** 443 sqm approx  
**Indicative Selling Price**  
 \$1,900,000 - \$2,090,000  
**Median House Price**  
 Year ending September 2025:  
 \$1,175,000

## Comparable Properties



### 122 Gamon Street, YARRAVILLE 3013 (REI)

**4 Bed 2 Bath 1 Car**  
**Price:** \$2,220,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Agent Comments:** Superior condition, superior location, similar accommodation, additional pool



### 73 Hawkhurst Street, YARRAVILLE 3013 (REI)

**4 Bed 2 Bath 2 Car**  
**Price:** \$2,151,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Agent Comments:** Superior condition (brand new renovation), similar location, similar accommodation, additional pool

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

32 Freame 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)

Range between

\$1,900,000

&

\$2,090,000

#### Median sale price

Median price

\$1,175,000

House

x

Suburb

Yarraville

Period - From

01/10/2024

to

30/09/2025

Source

REIV

#### Comparable property sales

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
122 Gamon Street, YARRAVILLE 3013	\$2,220,000	18/10/2025
73 Hawkhurst Street, YARRAVILLE 3013	\$2,151,000	11/10/2025

This Statement of Information was prepared on:

13/11/2025 09:49