

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 8b Hawkhurst 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 \$1,250,000 & \$1,350,000

**Median sale price**

Median price \$895,000 Property Type Townhouse Suburb Yarraville

Period - From 18/08/2024 to 17/08/2025 Source Property Data

**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	12a Derham St SPOTSWOOD 3015	\$1,360,000	29/03/2025
2	2/12 Muir St SPOTSWOOD 3015	\$1,350,000	19/03/2025
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.

This Statement of Information was prepared on: 18/08/2025 20:32



4 3 2

**Rooms:** 8  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median Townhouse Price**  
18/08/2024 - 17/08/2025: \$895,000

## Comparable Properties



**12a Derham St SPOTSWOOD 3015 (REI)**

**Agent Comments**

4 3 3

**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 29/03/2025  
**Property Type:** House (Res)



**2/12 Muir St SPOTSWOOD 3015 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2025  
**Property Type:** House

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.