

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

11 Lormer Street, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,157,500 Property Type House Suburb Yarraville

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	161 The Avenue SPOTSWOOD 3015	\$911,000	01/12/2025
2	6 Creek St SPOTSWOOD 3015	\$930,000	17/11/2025
3	1/7 Somerville Rd YARRAVILLE 3013	\$931,000	29/10/2025

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:

04/12/2025 12:16



3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 144 sqm approx

Agent Comments

Three bedroom, one bathroom semi-detached house with a lock-up garage

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

September quarter 2025: \$1,157,500

Comparable Properties



161 The Avenue SPOTSWOOD 3015 (REI)

3 2 1

Price: \$911,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 342 sqm approx

Agent Comments

Much larger land and outdoor area, odd floor plan and on thoroughfare



6 Creek St SPOTSWOOD 3015 (REI)

3 1 2

Price: \$930,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: House (Res)

Agent Comments

Bigger internally, offer three bedroom, one bathroom



1/7 Somerville Rd YARRAVILLE 3013 (REI/VG)

3 1 1

Price: \$931,000
Method: Private Sale
Date: 29/10/2025
Property Type: Townhouse (Single)
Land Size: 186 sqm approx

Agent Comments

Slightly bigger property, land size wise and living space. Offers three bedrooms, one bathroom and an open plan kitchen/living/dining area.

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