

## 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

28 TENTERDEN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$965,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Yarraville

Period-from

01 Mar 2025

to

28 Feb 2026

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

9 FORREST STREET YARRAVILLE VIC 3013	\$960,000	20-Sep-25
219 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$930,000	27-Nov-25
27 RICHARDS STREET YARRAVILLE VIC 3013	\$950,000	13-Dec-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: 10 March 2026



**9 FORREST STREET YARRAVILLE  
VIC 3013**

 3  1  1

Sold Price **\$960,000** Sold Date **20-Sep-25**

Distance **1.45km**



**219 SOMERVILLE ROAD  
YARRAVILLE VIC 3013**

 3  1  2

Sold Price **\$930,000** Sold Date **27-Nov-25**

Distance **1.35km**



**27 RICHARDS STREET  
YARRAVILLE VIC 3013**

 3  1  2

Sold Price **\$950,000** Sold Date **13-Dec-25**

Distance **1.3km**

RS = Recent sale      UN = Undisclosed Sale

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