

## 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

204/158 FRANCIS 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

\$379,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,250

Property type

Unit

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

202/154 FRANCIS STREET YARRAVILLE VIC 3013	\$380,000	08-Feb-25
107/125 FRANCIS STREET YARRAVILLE VIC 3013	\$412,000	12-Mar-26
112/125 FRANCIS STREET YARRAVILLE VIC 3013	\$400,000	21-Mar-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: 20 March 2026



**202/154 FRANCIS STREET  
YARRAVILLE VIC 3013**

 1  1  1

Sold Price **\$380,000** Sold Date **08-Feb-25**

Distance **0km**



**107/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

 1  1  1

Sold Price <sup>RS</sup> **\$412,000** Sold Date **12-Mar-26**

Distance **0.14km**



**112/125 FRANCIS STREET  
YARRAVILLE VIC 3013**

 1  1  1

Sold Price **\$400,000** Sold Date **21-Mar-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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