

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 Gordon Parade, Yarraville Vic 3013

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,205,000 Property Type House Suburb Yarraville

Period - From 01/04/2025 to 31/03/2026 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	50 Murray St YARRAVILLE 3013	\$944,000	21/03/2026
2	15 Blackshaws Rd NEWPORT 3015	\$930,000	25/02/2026
3	219 Somerville Rd YARRAVILLE 3013	\$930,000	27/11/2025

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:

14/04/2026 16:08



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending March 2026: \$1,205,000

Comparable Properties



50 Murray St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$944,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 247 sqm approx



15 Blackshaws Rd NEWPORT 3015 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 25/02/2026
Property Type: House



219 Somerville Rd YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$930,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 250 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000