

116 Stephen Street, Yarraville Vic 3013



2 Bed 2 Bath - Car
Property Type: Warehouse
 Conversion
Indicative Selling Price
 \$900,000- \$970,000
Median House Price
 11/02/2025- 10/02/2026:
 \$1,158,500

Comparable Properties



3/136 Charles Street, SEDDON 3011 (VG)

2 Bed 1 Bath - Car
Price: \$940,000
Method: Sale
Date: 18/11/2025
Property Type: Strata Unit/Flat
Agent Comments: Similar in that this is a Warehouse Conversion. This is residential zoning. the selling property is mixed use zoning



3/138 Charles Street, SEDDON 3011 (REI)

2 Bed 2 Bath 1 Car
Price: \$940,000
Method: Private Sale
Date: 18/11/2025
Property Type: Townhouse (Single)
Agent Comments: Similar in that this is a Warehouse Conversion. This is residential zoning. the selling property is mixed use zoning.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 116 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$900,000 & \$970,000

Median sale price

Median price \$1,158,500 House x Suburb Yarraville

Period - From 11/02/2025 to 10/02/2026 Source Property Data

Comparable property sales

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
3/136 Charles Street, SEDDON 3011	\$940,000	18/11/2025
3/138 Charles Street, SEDDON 3011	\$940,000	18/11/2025

This Statement of Information was prepared on:

11/02/2026 12:54