

# 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

29 Gent 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)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,155,500

Property Type House

Suburb Yarraville

Period - From 01/01/2024

to 31/03/2024

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	14 Stone St YARRAVILLE 3013	\$1,375,000	27/01/2024
2	110 Powell St YARRAVILLE 3013	\$1,370,000	27/04/2024
3	31 Stooke St YARRAVILLE 3013	\$1,350,000	11/04/2024

**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:

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3 1 2

**Property Type:** House  
**Land Size:** 501 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2024: \$1,155,500

## Comparable Properties



**14 Stone St YARRAVILLE 3013 (REI/VG)**

4 2 -

**Price:** \$1,375,000  
**Method:** Sold Before Auction  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx

Agent Comments

Gent street is superior location



**110 Powell St YARRAVILLE 3013 (REI)**

4 1 3

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)

Agent Comments

This is smaller land size



**31 Stooke St YARRAVILLE 3013 (REI)**

4 1 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 11/04/2024  
**Property Type:** House  
**Land Size:** 465 sqm approx

Agent Comments

Gent street is superior location