

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

39 St Leonards Avenue, Yarraville Vic 3013

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Yarraville

Period - From

01/01/2025

to

31/12/2025

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	228 Francis St YARRAVILLE 3013	\$1,000,000	11/02/2026
2	360 Williamstown Rd YARRAVILLE 3013	\$985,000	09/02/2026
3	27 Richards St YARRAVILLE 3013	\$950,000	05/01/2026

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:

16/03/2026 15:33



Property Type: House

Land Size: 520 sqm approx

Agent Comments

Brick home with large land parcel

Comparable Properties



228 Francis St YARRAVILLE 3013 (REI)



Price: \$1,000,000

Method: Private Sale

Date: 11/02/2026

Property Type: House (Res)

Agent Comments

Comparable location



360 Williamstown Rd YARRAVILLE 3013 (REI)



Price: \$985,000

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 498 sqm approx

Agent Comments

Main road location but comparable home on similar land.



27 Richards St YARRAVILLE 3013 (REI/VG)



Price: \$950,000

Method: Private Sale

Date: 05/01/2026

Property Type: House

Land Size: 464 sqm approx

Agent Comments

Main road location but comparable home on smaller land.