

# 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

9 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 \$2,500,000 & \$2,600,000

### 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	66 Drew St YARRAVILLE 3013	\$2,925,000	27/05/2024
2	69 Gent St YARRAVILLE 3013	\$2,670,000	04/03/2024
3	60 Fehon St YARRAVILLE 3013	\$2,530,000	23/03/2024

**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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5 3 4

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 448 sqm approx

**Agent Comments**

Architecturally designed five bedroom home on 448sqm, double car garage, three bathrooms, large living, plus an additional multi-purpose room.

**Indicative Selling Price**

\$2,500,000 - \$2,600,000

**Median House Price**

March quarter 2024: \$1,155,500

## Comparable Properties

**66 Drew St YARRAVILLE 3013 (REI)**

5 4 6

**Price:** \$2,925,000

**Method:**

**Date:** 27/05/2024

**Property Type:** House

**Agent Comments**

Slightly larger, but older home. With a pool.



**69 Gent St YARRAVILLE 3013 (REI)**

5 3 2

**Price:** \$2,670,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** House (Res)

**Agent Comments**

Same street, same landsize, less backyard space but has a small pool.



**60 Fehon St YARRAVILLE 3013 (REI/VG)**

4 2 2

**Price:** \$2,530,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 459 sqm approx

**Agent Comments**

Different location (village), similar land size, older/less renovated property, but still a family home.