

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

5/148 FRANCIS STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$679,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

3/156 FRANCIS STREET YARRAVILLE VIC 3013	\$704,000	09-May-26
24B STONE STREET YARRAVILLE VIC 3013	\$772,000	18-Mar-26
304/125 FRANCIS STREET YARRAVILLE VIC 3013	\$655,000	10-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 19 June 2026



**3/156 FRANCIS STREET
YARRAVILLE VIC 3013**

 2  2  1

Sold Price

^{RS} **\$704,000** Sold Date **09-May-26**

Distance **0.04km**



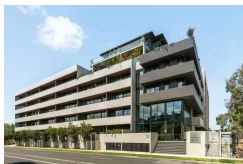
**24B STONE STREET YARRAVILLE
VIC 3013**

 2  1  1

Sold Price

\$772,000 Sold Date **18-Mar-26**

Distance **0.23km**



**304/125 FRANCIS STREET
YARRAVILLE VIC 3013**

 2  2  1

Sold Price

\$655,000 Sold Date **10-Feb-26**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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