Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb and postcode: 35 Fairlie Street, Yarraville Vic 3013

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	1	N/A	68	617

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,500,000 & $1,600,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,200,000 | Property type: House | Suburb: Yarraville

Period: from 01/07/2026 to 30/09/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	48 Buninyong St YARRAVILLE 3013		
Sale price	$1,565,000	Date of sale	06/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	0	N/A	N/A

Comparable property 2

Address	33 Fairlie St YARRAVILLE 3013		
Sale price	$1,560,000	Date of sale	27/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	0	N/A	403

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Properties in Fairlie Street, Yarraville, rarely come onto the market due to the street's strong appeal and sought-after location. With fewer than three properties typically available, this is a rare opportunity for buyers to secure a home in a tightly held pocket of Yarraville.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=0b53002c74c04672b2df24a86c1cba7f

35 Fairlie Street, Yarraville Vic 3013



4 1

Property Type: House
Land Size: 617 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2026: $1,200,000

Comparable Properties



48 Buninyong St YARRAVILLE 3013 (REI)

3 2 -

Price: $1,565,000
Method: Sold After Auction
Date: 06/09/2026
Property Type: House (Res)

Agent Comments



33 Fairlie St YARRAVILLE 3013 (REI)

3 1 -

Price: $1,560,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 403 sqm approx

Agent Comments

Properties in Fairlie Street, Yarraville, rarely come onto the market due to the street's strong appeal and sought-after location. With fewer than three properties typically available, this is a rare opportunity for buyers to secure a home in a tightly held pocket of Yarraville.

Account - Jas Stephens - Yarraville | P: 03 93169000

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