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	105/46 Fehon Street, Yarraville Vic 3013

Indicative selling price

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

Single price $615,000

Median sale price

Median price $718,500 Property Type Unit Suburb Yarraville

Period - From 01/04/2026 to 30/06/2026 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	501/21 Victoria St FOOTSCRAY 3011	$595,000	03/09/2026
2	207/58 Ballarat St YARRAVILLE 3013	$620,000	12/06/2026
3			

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: 01/10/2026 15:28

105/46 Fehon Street, Yarraville Vic 3013



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$615,000
Median Unit Price
June quarter 2026: $718,500

Comparable Properties



501/21 Victoria St FOOTSCRAY 3011 (REI)

2 1 1

Price: $595,000
Method: Private Sale
Date: 03/09/2026
Property Type: Apartment

Agent Comments



207/58 Ballarat St YARRAVILLE 3013 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 12/06/2026
Property Type: Apartment

Agent Comments

There are limited comparable sales available for this property, given its prime location in Yarraville and the infrequency with which properties of this nature come to market. As a result, there are only a small number of directly comparable properties within the immediate vicinity that have sold recently. The available comparable sales have therefore been considered in the context of the property's location, attributes and overall market appeal.

Account - Jas Stephens - Yarraville | P: 03 93169000

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