

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

5/25 Somerville Road, Yarraville Vic 3013

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$789,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/01/2026

to

31/03/2026

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	7/25 Somerville Rd YARRAVILLE 3013	\$727,000	22/06/2026
2	5/150 Hyde St YARRAVILLE 3013	\$732,500	12/06/2026
3	2/25 Somerville Rd YARRAVILLE 3013	\$740,000	18/04/2026

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:

28/06/2026 15:57



Property Type:
Agent Comments

Indicative Selling Price
\$730,000
Median Unit Price
March quarter 2026: \$789,000

Comparable Properties



7/25 Somerville Rd YARRAVILLE 3013 (REI)

Agent Comments



Price: \$727,000
Method: Private Sale
Date: 22/06/2026
Property Type: Apartment



5/150 Hyde St YARRAVILLE 3013 (REI)

Agent Comments



Price: \$732,500
Method: Sold Before Auction
Date: 12/06/2026
Property Type: Townhouse (Res)



2/25 Somerville Rd YARRAVILLE 3013 (REI/VG)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment

Account - Jas Stephens - Yarraville | P: 03 93169000



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