

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

2/72 Bishop Street, Yarraville Vic 3013

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$759,000

Property Type

Unit

Suburb

Yarraville

Period - From

01/07/2025

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	7/25 Somerville Rd YARRAVILLE 3013	\$727,000	19/06/2026
2	3/156 Francis St YARRAVILLE 3013	\$704,000	09/05/2026
3	5/116 Roberts St YARRAVILLE 3013	\$780,000	25/04/2026

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:

27/07/2026 11:28



2
 2
 1

Rooms: 3

Property Type: Townhouse

Land Size: 83 sqm approx

Agent Comments

Two bedroom, two bathroom townhouse in a complex of 4 units. Large North facing courtyard.

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2026: \$759,000

Comparable Properties



7/25 Somerville Rd YARRAVILLE 3013 (REI)

2
 1
 1

Price: \$727,000

Method: Private Sale

Date: 19/06/2026

Property Type: Apartment

Agent Comments

Older and larger townhouse, in a higher density complex with an body corporate



3/156 Francis St YARRAVILLE 3013 (REI/VG)

2
 2
 1

Price: \$704,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Townhouse (Res)

Agent Comments

Older townhouse, closer to Yarraville village but on a main road and in a higher density complex with body corporate.



5/116 Roberts St YARRAVILLE 3013 (VG)

2
 -
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Price: \$780,000

Method: Sale

Date: 25/04/2026

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Reverse living townhouse in a complex of 5 units.

Account - Jas Stephens - Yarraville | P: 03 93169000