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	8/25 Somerville Road, Yarraville Vic 3013

Indicative selling price

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

Single price $1,165,000

Median sale price

Median price $912,500 Property Type Townhouse Suburb Yarraville

Period - From 28/01/2025 to 27/01/2026 Source Property Data

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	6 Gladstone St YARRAVILLE 3013	$1,208,000	01/12/2025
2	1/22 Vigo St SEDDON 3011	$1,080,000	11/10/2025
3	14 Pole St SEDDON 3011	$1,090,000	04/10/2025

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: 28/01/2026 18:58