

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

7/25 Somerville Road, Yarraville Vic 3013

Indicative selling price

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

Single price \$729,000

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	2/25 Somerville Rd YARRAVILLE 3013	\$740,000	18/04/2026
2	2/30 Sydenham St SEDDON 3011	\$680,000	02/04/2026
3	14/40 Murray St YARRAVILLE 3013	\$670,000	27/03/2026

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:

01/06/2026 15:31



2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$729,000

Median Unit Price

March quarter 2026: \$789,000

Comparable Properties



2/25 Somerville Rd YARRAVILLE 3013 (REI)

Agent Comments

2
 2
 1

Price: \$740,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment



2/30 Sydenham St SEDDON 3011 (REI/VG)

Agent Comments

2
 1
 1

Price: \$680,000

Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Res)



14/40 Murray St YARRAVILLE 3013 (REI/VG)

Agent Comments

2
 1
 1

Price: \$670,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: Apartment

Account - Jas Stephens - Yarraville | P: 03 93169000