

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 Mill Avenue, Yarraville Vic 3013

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Yarraville

Period - From 01/04/2025 to 30/06/2025 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 | 140 Blackshaws Rd SOUTH KINGSVILLE 3015 | \$990,000 | 12/07/2025 |
| 2 | 6/16 Dean St YARRAVILLE 3013 | \$933,000 | 15/06/2025 |
| 3 | 1/114 The Avenue SPOTSWOOD 3015 | \$930,000 | 15/05/2025 |

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:

20/08/2025 11:06



3 2 2

Rooms: 4
Property Type: House
Land Size: 256 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
June quarter 2025: \$1,200,000

Comparable Properties



140 Blackshaws Rd SOUTH KINGSVILLE 3015 (REI)

[Agent Comments](#)

3 2 2

Price: \$990,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 318 sqm approx



6/16 Dean St YARRAVILLE 3013 (REI)

[Agent Comments](#)

3 2 1

Price: \$933,000
Method: Private Sale
Date: 15/06/2025
Property Type: Townhouse (Single)



1/114 The Avenue SPOTSWOOD 3015 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$930,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000