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<br>Including suburb and postcode | 2/1 Jepson Street, Yarraville Vic 3013 |

## Indicative selling price

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

Single price $821,000

## Median sale price

Median price $915,000 Property Type Townhouse Suburb Yarraville

Period - From 01/02/2025 to 31/01/2026 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 | 17 Murray St YARRAVILLE 3013 | $850,000 | 19/12/2025 |
| 2 | 37 Castlemaine St YARRAVILLE 3013 | $815,000 | 13/12/2025 |
| 3 | 8 Alfred St SEDDON 3011 | $830,000 | 04/12/2025 |

**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: 01/02/2026 19:27