

# 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

5 Gent Street, Yarraville Vic 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,256,000

### Median sale price

Median price \$1,175,000

Property Type House

Suburb Yarraville

Period - From 01/10/2024

to 30/09/2025

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	17 Castle St YARRAVILLE 3013	\$1,200,000	01/11/2025
2	320 Francis St YARRAVILLE 3013	\$1,280,000	06/09/2025
3	7 St Leonards Av YARRAVILLE 3013	\$1,280,000	02/08/2025

**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:

21/11/2025 10:21



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,256,000  
**Median House Price**  
Year ending September 2025: \$1,175,000

## Comparable Properties



**17 Castle St YARRAVILLE 3013 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 01/11/2025  
**Property Type:** House (Res)  
**Land Size:** 343 sqm approx



**320 Francis St YARRAVILLE 3013 (REI)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**7 St Leonards Av YARRAVILLE 3013 (REI/VG)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 02/08/2025  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx

**Account - Jas Stephens - Yarraville | P: 03 93169000**