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	12 Raleigh Street, Spotswood Vic 3015

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,270,000 Property Type House Suburb Spotswood

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	33 Davies St NEWPORT 3015	$875,000	05/07/2025
2	53 Simpson St YARRAVILLE 3013	$875,000	28/06/2025
3	37 Hope St SPOTSWOOD 3015	$950,000	10/05/2025

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: 04/09/2025 13:05

12 Raleigh Street, Spotswood Vic 3015



3 1 0

Rooms: 4
Property Type: House
Land Size: 307 sqm approx

Agent Comments

Three bedroom double fronted house

Indicative Selling Price
$800,000 - $850,000
Median House Price
June quarter 2025: $1,270,000

Comparable Properties



33 Davies St NEWPORT 3015 (REI)

3 1 1

Price: $875,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)

Agent Comments

Three bedroom double fronted house, unrenovated, but has an off-street park



53 Simpson St YARRAVILLE 3013 (REI)

3 1 -

Price: $875,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)

Agent Comments

Three bedroom unrenovated double fronted house in Yarraville Village next to the park



37 Hope St SPOTSWOOD 3015 (REI/VG)

3 1 -

Price: $950,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments

Three bedroom renovated double front in a similar location

Account - Jas Stephens - Yarraville | P: 03 93169000

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