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	1/150 HYDE STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$720,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Yarraville
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
107/200 STEPHEN STREET YARRAVILLE VIC 3013	732000	10-Dec-25
1B CUMING STREET YARRAVILLE VIC 3013	796000	29-Nov-25

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 6 months.

This Statement of Information was prepared on: 04 March 2026

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107/200 STEPHEN STREET YARRAVILLE VIC 3013

2 1 1

Sold Price **732000** Sold Date **10-Dec-25**

Distance **0.74km**



1B CUMING STREET YARRAVILLE VIC 3013

2 1 1

Sold Price **796000** Sold Date **29-Nov-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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