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	1/27 Stephen Street, Yarraville Vic 3013

Indicative selling price

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

Single price $735,000

Median sale price

Median price $718,500 Property Type Unit Suburb Yarraville

Period - From 01/04/2026 to 30/06/2026 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	2/72 Bishop St YARRAVILLE 3013	$700,000	22/08/2026
2	5/25 Somerville Rd YARRAVILLE 3013	$710,000	21/07/2026
3	5/150 Hyde St YARRAVILLE 3013	$732,500	12/06/2026

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: 29/08/2026 15:12

1/27 Stephen Street, Yarraville Vic 3013



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$735,000
Median Unit Price
June quarter 2026: $718,500

Comparable Properties



2/72 Bishop St YARRAVILLE 3013 (REI)

2 2 1

Price: $700,000
Method: Auction Sale
Date: 22/08/2026
Property Type: Townhouse (Res)
Land Size: 83 sqm approx

Agent Comments

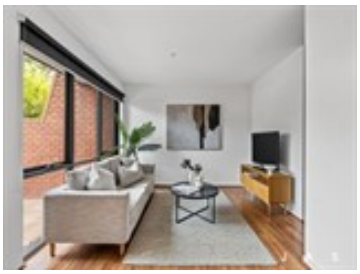


5/25 Somerville Rd YARRAVILLE 3013 (REI)

2 1 1

Price: $710,000
Method: Private Sale
Date: 21/07/2026
Property Type: Apartment

Agent Comments



5/150 Hyde St YARRAVILLE 3013 (REI/VG)

2 1 1

Price: $732,500
Method: Sold Before Auction
Date: 12/06/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000

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