

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

4 CLARE 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

\$1,250,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Yarraville

Period-from

01 Sep 2025

to

31 Aug 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

213 ANDERSON STREET YARRAVILLE VIC 3013	\$1,181,000	21-Mar-26
213 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$1,202,500	28-Mar-26
139 CHIRNSIDE STREET KINGSVILLE VIC 3012	\$1,215,000	13-Apr-26

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.~~

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**213 ANDERSON STREET
YARRAVILLE VIC 3013**

 3  1  2

Sold Price **\$1,181,000** Sold Date **21-Mar-26**

Distance **0.27km**



**213 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

 3  2  1

Sold Price **\$1,202,500** Sold Date **28-Mar-26**

Distance **0.52km**



**139 CHIRNSIDE STREET
KINGSVILLE VIC 3012**

 3  1  1

Sold Price **\$1,215,000** Sold Date **13-Apr-26**

Distance **0.81km**

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

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