

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 5/20-24 Airlie Bank Lane, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,567,500 Property Type House Suburb South Yarra

Period - From 01/10/2024 to 31/12/2024 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	304/392a Toorak Rd TOORAK 3142	\$1,385,000	30/01/2025
2	1306/582 St Kilda Rd MELBOURNE 3004	\$1,420,000	19/12/2024
3	1105/469 St Kilda Rd MELBOURNE 3004	\$1,435,000	06/11/2024

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: 06/03/2025 16:14



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Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2024: \$2,567,500

Comparable Properties



304/392a Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$1,385,000
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment



1306/582 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,420,000
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment



1105/469 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,435,000
Method: Private Sale
Date: 06/11/2024
Rooms: 4
Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504