## 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 betweer	\$1,350,000		&		\$1,450,000				
Median sale p	rice								
Median price	\$2,567,500	Pro	operty Type	Hou	se		Suburb	South Yarra	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress 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



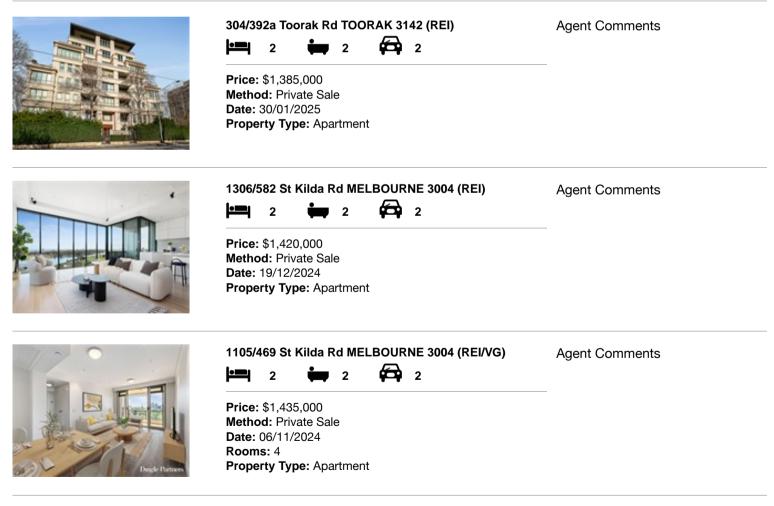






**Property Type:** Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2024: \$2,567,500

# **Comparable Properties**



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



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