

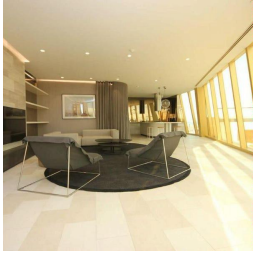
STATEMENT OF INFORMATION

611/3 YARRA STREET, SOUTH YARRA, VIC 3141

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



611/3 YARRA STREET, SOUTH YARRA, VIC  1  1  -

Indicative Selling Price

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

Single Price: **\$310,000**

Provided by: Joe Bonifazio, The Hopkins Group

MEDIAN SALE PRICE



SOUTH YARRA, VIC, 3141

Suburb Median Sale Price (Unit)

\$550,000

01 January 2024 to 31 December 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1316/3 YARRA ST, SOUTH YARRA, VIC 3141  1  1  -

Sale Price

***\$320,000**

Sale Date: 06/01/2025

Distance from Property: 0m 



1417/3 YARRA ST, SOUTH YARRA, VIC 3141  1  1  -

Sale Price

\$295,000

Sale Date: 07/10/2024

Distance from Property: 0m 



114/9 DARLING ST, SOUTH YARRA, VIC 3141  1  1  -

Sale Price

\$310,000

Sale Date: 20/06/2024

Distance from Property: 158m 

This report has been compiled on 28/01/2025 by The Hopkins Group. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

611/3 YARRA STREET, SOUTH YARRA, VIC 3141


Indicative selling price

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

Single Price: \$310,000

Median sale price

Median price \$550,000 Property type Unit Suburb SOUTH YARRA

Period 01 January 2024 to 31 December 2024 Source 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1316/3 YARRA ST, SOUTH YARRA, VIC 3141	*\$320,000	06/01/2025
1417/3 YARRA ST, SOUTH YARRA, VIC 3141	\$295,000	07/10/2024
114/9 DARLING ST, SOUTH YARRA, VIC 3141	\$310,000	20/06/2024

This Statement of Information was prepared on:

28/01/2025