

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

1/24 Fitzgerald Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$611,000

Property Type

Unit

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	7/24 Mathoura Rd TOORAK 3142	\$680,000	24/12/2024
2	13/36 Kensington Rd SOUTH YARRA 3141	\$700,000	14/12/2024
3	1/12 Ellesmere Rd WINDSOR 3181	\$695,000	07/12/2024

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:

21/02/2025 16:04

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Indicative Selling Price
\$680,000

Median Unit Price
December quarter 2024: \$611,000



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Comparable Properties



7/24 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 -

Price: \$680,000
Method: Private Sale
Date: 24/12/2024
Property Type: Apartment



13/36 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment



1/12 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$695,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140