

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 36A Hardy Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,180,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 30/09/2024 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	14 Grosvenor St SOUTH YARRA 3141	\$1,500,000	09/10/2024
2	9 Cromwell PI SOUTH YARRA 3141	\$1,410,000	20/08/2024
3	7 Balmoral PI SOUTH YARRA 3141	\$1,480,000	09/08/2024

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: 17/12/2024 08:59



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Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending September 2024: \$2,180,000

Comparable Properties



14 Grosvenor St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,500,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 190 sqm approx



9 Cromwell Pl SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,410,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 111 sqm approx



7 Balmoral Pl SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,480,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: House (Res)
Land Size: 110 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707