

# 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 39 Millswyn Street, South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,500,000 & \$3,850,000

### Median sale price

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

Period - From 01/04/2024 to 30/06/2024 Source REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
98 Leopold Street, South Yarra VIC 3141	\$3,005,000	07/09/2024
30 Millswyn Street, South Yarra VIC 3141	\$4,500,000	23/04/2024

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: 23 September 2024