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

13/14 Tivoli Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$329,000

Median sale price

Median price	\$575,000	Pro	operty Type Unit	t		Suburb	South Yarra
Period - From	01/01/2024	to	31/12/2024	Sou	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.

Add	lress of comparable property	Price	Date of sale
1	3/211 Williams Rd SOUTH YARRA 3141	\$325,000	21/10/2024
2	8/34 Mathoura Rd TOORAK 3142	\$315,000	15/11/2024
3	9/107 Williams Rd PRAHRAN 3181	\$330,000	05/02/2025

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:

05/03/2025 08:31



13/14 Tivoli Road, South Yarra Vic 3141

RT Edgar

Justine Harris 0407 332 618 justine.harris@rtedgar.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$329,000 Median Unit Price Year ending December 2024: \$575,000

Comparable Properties

3/211 Williams Rd SOUTH YARRA 3141 (REI/VG) 1 1 1 1 1 1 Price: \$325,000 Method: Private Sale Date: 21/10/2024 Property Type: Apartment	Agent Comments
8/34 Mathoura Rd TOORAK 3142 (REI/VG) 1 1 1 - Price: \$315,000 Method: Private Sale Date: 15/11/2024 Property Type: Apartment	Agent Comments
9/107 Williams Rd PRAHRAN 3181 (REI/VG) 1 1 1 2 - Price: \$330,000 Method: Private Sale Date: 05/02/2025 Property Type: Apartment	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.