

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$329,000

### Median sale price

Median price \$575,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2024

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	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



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**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)**

Agent Comments

1 1 1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 21/10/2024

**Property Type:** Apartment



**8/34 Mathoura Rd TOORAK 3142 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$315,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** Apartment



**9/107 Williams Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$330,000

**Method:** Private Sale

**Date:** 05/02/2025

**Property Type:** Apartment

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