

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

14 Balmoral Place, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,275,000 Property Type House 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	13/297 Dorcas St SOUTH MELBOURNE 3205	\$1,850,000	29/11/2024
2	15 Griffiths St RICHMOND 3121	\$1,870,000	03/10/2024
3	11/5 Woorigoleen Rd TOORAK 3142	\$1,885,000	31/08/2024

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:

14/02/2025 02:12



Property Type: House (Res)
Land Size: 163 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending December 2024: \$2,275,000

Comparable Properties



13/297 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)



Price: \$1,850,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House



15 Griffiths St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,870,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 179 sqm approx



11/5 Woorigoleen Rd TOORAK 3142 (REI/VG)

[Agent Comments](#)



Price: \$1,885,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)

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