

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

6/26 Davis Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb South Yarra

Period - From 08/08/2022

to 07/08/2023

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	6/213 Williams Rd SOUTH YARRA 3141	\$365,000	13/07/2023
2	6/352 Toorak Rd SOUTH YARRA 3141	\$340,000	06/05/2023
3	23/273 Williams Rd SOUTH YARRA 3141	\$330,000	17/04/2023

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:

08/08/2023 16:13



 1
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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

08/08/2022 - 07/08/2023: \$585,000

Comparable Properties



6/213 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
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Price: \$365,000

Method: Private Sale

Date: 13/07/2023

Property Type: Unit



6/352 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$340,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Apartment



23/273 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$330,000

Method: Private Sale

Date: 17/04/2023

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504