Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	410/36 Darling Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,0	00 &	\$550,000	
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Median sale price

Median price	\$573,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024	So	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.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	9/103 Osborne St SOUTH YARRA 3141	\$530,000	29/07/2024
2	6/22 Darling St SOUTH YARRA 3141	\$525,000	13/06/2024
3	8/14 Tivoli PI SOUTH YARRA 3141	\$540,000	28/05/2024

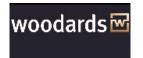
OR

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:	26/09/2024 12:11



Date of sale







Rooms: 4

Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending June 2024: \$573,000

Comparable Properties



9/103 Osborne St SOUTH YARRA 3141 (REI)

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Price: \$530,000

Method: Sold Before Auction

Date: 29/07/2024

Property Type: Apartment

Agent Comments



6/22 Darling St SOUTH YARRA 3141 (REI/VG)

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Price: \$525,000

Method: Sold Before Auction

Date: 13/06/2024

Property Type: Apartment

Agent Comments



8/14 Tivoli PI SOUTH YARRA 3141 (REI/VG)

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Price: \$540,000 Method: Private Sale Date: 28/05/2024

Property Type: Apartment

Agent Comments

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



