

# 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

7/34 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)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2024 to 30/09/2024 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	17/27 Wallace Av TOORAK 3142	\$565,000	25/09/2024
2	4/120 Caroline St SOUTH YARRA 3141	\$580,000	29/07/2024
3	5/256 Williams Rd TOORAK 3142	\$560,000	07/06/2024

**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:

15/11/2024 10:08



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**Property Type:** Townhouse  
(Single)

**Land Size:** 54 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

September quarter 2024: \$600,000

## Comparable Properties



**17/27 Wallace Av TOORAK 3142 (REI/VG)**

**Agent Comments**

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**Price:** \$565,000

**Method:** Private Sale

**Date:** 25/09/2024

**Property Type:** Unit

**4/120 Caroline St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 29/07/2024

**Property Type:** Unit



**5/256 Williams Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

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**Price:** \$560,000

**Method:** Private Sale

**Date:** 07/06/2024

**Property Type:** Apartment

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