

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

806/32 Bray Street, South Yarra VIC 3141

Indicative selling price

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

Range between

\$260,000

&

\$280,000

Median sale price

Median price

\$541,000

Property Type

Unit

Suburb

South Yarra

Period - From

13/07/2024

to

12/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1104/10 Claremont Street South Yarra VIC 3141	\$275,000	11/12/2024
1101/35 Malcolm Street South Yarra VIC 3141	\$270,000	02/12/2024
622/8 Daly Street South Yarra VIC 3141	\$265,000	08/11/2024

This Statement of Information was prepared on:

13/01/2025