

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 301/4 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,590,000 & \$1,690,000

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	2801/3 Yarra St SOUTH YARRA 3141	\$1,590,000	24/06/2024
2	204/4 Cromwell Rd SOUTH YARRA 3141	\$1,650,000	05/06/2024
3	7/119 Alexandra Av SOUTH YARRA 3141	\$1,750,000	04/06/2024

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: 18/11/2024 14:25



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,590,000 - \$1,690,000

Median Unit Price

September quarter 2024: \$600,000

Comparable Properties



2801/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 4

Price: \$1,590,000

Method: Private Sale

Date: 24/06/2024

Property Type: Apartment



204/4 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 05/06/2024

Property Type: Apartment



7/119 Alexandra Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 04/06/2024

Property Type: Apartment

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