

## 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

406/20 GARDEN STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

106/36 WILSON STREET SOUTH YARRA VIC 3141	\$352,500	19-Feb-24
26/77 RIVER STREET SOUTH YARRA VIC 3141	\$360,000	29-Apr-24
1807/7 YARRA STREET SOUTH YARRA VIC 3141	\$350,000	30-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 14 May 2024



**106/36 WILSON STREET SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price **\$352,500** Sold Date **19-Feb-24**

Distance **0.09km**



**26/77 RIVER STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price <sup>RS</sup> **\$360,000**<sup>UN</sup> Sold Date **29-Apr-24**

Distance **0.74km**



**1807/7 YARRA STREET SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price <sup>RS</sup> **\$350,000** Sold Date **30-Apr-24**

Distance **0.68km**

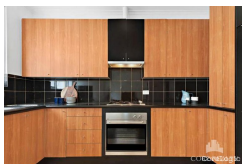


**14/274A DOMAIN ROAD SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price <sup>RS</sup> **\$370,000** Sold Date **02-May-24**

Distance **1.07km**



**5/3 DAVIDSON STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$385,000** Sold Date **19-Apr-24**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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