

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 309/52 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$574,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 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	2/68 Mathoura Rd TOORAK 3142	\$480,000	25/11/2024
2	705/163 Cremorne St CREMORNE 3121	\$485,250	23/10/2024
3	408/400 St Kilda Rd MELBOURNE 3004	\$432,000	27/08/2024

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: 16/01/2025 14:54



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending September 2024: \$574,000

Comparable Properties



2/68 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$480,000
Method: Private Sale
Date: 25/11/2024
Property Type: Apartment



705/163 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

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Price: \$485,250
Method: Private Sale
Date: 23/10/2024
Property Type: Unit



408/400 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$432,000
Method: Private Sale
Date: 27/08/2024
Property Type: Apartment

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



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