Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	309/52 Darling Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$450,000 & \$495,000	Range between	\$450,000	&	\$495,000
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Median sale price

Median price	\$574,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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

Adv	aress or comparable property	1 1100	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

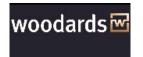
OR

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



Date of sale







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)

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

Property Type: Apartment

Agent Comments



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

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

Agent Comments

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



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

Property Type: Apartment

Agent Comments

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



