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	21 Cromwell Place, 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 \$1,250,000	&	\$1,375,000
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Median sale price

Median price	\$2,567,500	Pro	perty Type	House		Suburb	South Yarra
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	14 Murray St PRAHRAN 3181	\$1,200,000	29/11/2024
2	12 Palermo St SOUTH YARRA 3141	\$1,305,000	10/10/2024
3	8 Dixon St PRAHRAN 3181	\$1,300,000	14/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2025 11:49





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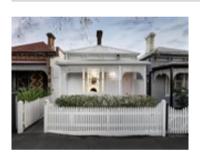
Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price December quarter 2024: \$2,567,500





Property Type: House (Res) **Land Size:** 88 sqm approx Agent Comments

Comparable Properties



14 Murray St PRAHRAN 3181 (REI/VG)

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Price: \$1,200,000 Method: Private Sale Date: 29/11/2024 Property Type: House

Land Size: 117 sqm approx

Agent Comments



12 Palermo St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$1,305,000

Method: Sold Before Auction

Date: 10/10/2024

Property Type: House (Res) **Land Size:** 206 sqm approx



8 Dixon St PRAHRAN 3181 (REI/VG)

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Price: \$1,300,000 **Method:** Auction Sale **Date:** 14/09/2024

Property Type: House (Res) **Land Size:** 148 sqm approx

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



