

# 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

21 Cromwell Place, 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)

Range between \$1,250,000 & \$1,375,000

### Median sale price

Median price \$2,567,500 Property 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	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 comparable properties 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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**Property Type:** House (Res)  
**Land Size:** 88 sqm approx  
[Agent Comments](#)

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

## Comparable Properties



**14 Murray St PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)

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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 117 sqm approx



**12 Palermo St SOUTH YARRA 3141 (REI/VG)**

[Agent Comments](#)

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**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)**

[Agent Comments](#)

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**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 148 sqm approx

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