

# 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

12/43 Rockley Road, 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)

Single price

\$475,000

### Median sale price

Median price

\$592,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2023

to

31/03/2024

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	12/21 Rockley Rd SOUTH YARRA 3141	\$475,000	05/02/2024
2	7/56 Chatsworth Rd PRAHRAN 3181	\$475,000	15/02/2024
3	5/76 Mathoura Rd TOORAK 3142	\$470,000	25/05/2024

**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:

28/05/2024 13:52



 1  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$475,000

**Median Unit Price**

Year ending March 2024: \$592,000

## Comparable Properties

12/21 Rockley Rd SOUTH YARRA 3141 (VG)

**Agent Comments**

 1  -  -

**Price:** \$475,000

**Method:** Sale

**Date:** 05/02/2024

**Property Type:** House (Res)



7/56 Chatsworth Rd PRAHRAN 3181 (REI)

**Agent Comments**

 1  1  1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** Apartment



5/76 Mathoura Rd TOORAK 3142 (REI)

**Agent Comments**

 1  1  1

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** Apartment

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