

# 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

312 Punt Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,842,500

Property Type House

Suburb South Yarra

Period - From 01/01/2025

to

31/03/2025

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	68 Williams Rd PRAHRAN 3181	\$1,420,000	14/02/2025
2	104 Bendigo St PRAHRAN 3181	\$1,360,000	16/11/2024
3	10 Nicholson St SOUTH YARRA 3141	\$1,350,000	26/10/2024

**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:

10/04/2025 09:56



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Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,300,000 - \$1,400,000  
Median House Price  
March quarter 2025: \$1,842,500

Comparable Properties



68 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$1,420,000  
Method: Private Sale  
Date: 14/02/2025  
Property Type: House



104 Bendigo St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$1,360,000  
Method: Auction Sale  
Date: 16/11/2024  
Property Type: House (Res)  
Land Size: 252 sqm approx



10 Nicholson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$1,350,000  
Method: Auction Sale  
Date: 26/10/2024  
Property Type: House (Res)  
Land Size: 162 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525