

# 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

206/35 Simmons Street, 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

\$350,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2024

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	1102/18 Yarra St SOUTH YARRA 3141	\$355,000	15/11/2024
2	101/229 Toorak Rd SOUTH YARRA 3141	\$350,000	11/11/2024
3	21/273 Williams Rd SOUTH YARRA 3141	\$350,000	13/09/2024

**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:

21/02/2025 16:21



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$350,000

**Median Unit Price**

Year ending December 2024: \$575,000

## Comparable Properties



**1102/18 Yarra St SOUTH YARRA 3141 (VG)**

**Agent Comments**

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**Price:** \$355,000

**Method:** Sale

**Date:** 15/11/2024

**Property Type:** Strata Unit/Flat



**101/229 Toorak Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**

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**Price:** \$350,000

**Method:** Sale

**Date:** 11/11/2024

**Property Type:** Strata Unit/Flat



**21/273 Williams Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**

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**Price:** \$350,000

**Method:** Sale

**Date:** 13/09/2024

**Property Type:** Strata Unit/Flat

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