

## 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

4/9 DARLING 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,801,000

Property type

House

Suburb

South Yarra

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

2605/3 YARRA STREET SOUTH YARRA VIC 3141	\$575,000	19-Oct-24
211/681 CHAPEL STREET SOUTH YARRA VIC 3141	\$568,000	30-Oct-24
506/12 YARRA STREET SOUTH YARRA VIC 3141	\$560,000	18-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 17 February 2025



**2605/3 YARRA STREET SOUTH  
YARRA VIC 3141**

 2  1  1

Sold Price **\$575,000** Sold Date **19-Oct-24**

Distance **0.16km**

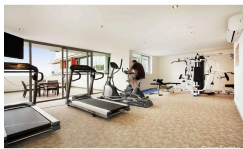


**211/681 CHAPEL STREET SOUTH  
YARRA VIC 3141**

 2  1  1

Sold Price **\$568,000** Sold Date **30-Oct-24**

Distance **0.54km**



**506/12 YARRA STREET SOUTH  
YARRA VIC 3141**

 2  1  1

Sold Price **\$560,000** Sold Date **18-Nov-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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