

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

10/48 Cromwell Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$399,000

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	2002/229 Toorak Rd SOUTH YARRA 3141	\$390,000	19/10/2024
2	314/38 Cunningham St SOUTH YARRA 3141	\$404,000	08/10/2024
3	4/1 Lawson Gr SOUTH YARRA 3141	\$390,000	02/09/2024

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:

20/02/2025 13:29



Property Type:
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
Year ending December 2024: \$575,000

Comparable Properties

2002/229 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 19/10/2024
Property Type: Strata Unit/Flat

314/38 Cunningham St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$404,000
Method: Sale
Date: 08/10/2024
Property Type: Strata Unit/Flat

4/1 Lawson Gr SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 02/09/2024
Property Type: Unit

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