Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9/22a Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$450,000	&	\$490,000
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Median sale price

Median price	\$574,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	11/27 Wallace Av TOORAK 3142	\$499,000	29/11/2024
2	4/32 Park Gr RICHMOND 3121	\$455,000	26/10/2024
3	8/3 Struan St TOORAK 3142	\$440,000	18/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2025 16:12













Property Type:Agent Comments

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending September 2024: \$574,000

Comparable Properties



11/27 Wallace Av TOORAK 3142 (REI)

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Price: \$499,000 **Method:** Private Sale **Date:** 29/11/2024

Property Type: Apartment

Agent Comments



4/32 Park Gr RICHMOND 3121 (REI/VG)

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Agent Comments

Price: \$455,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit



8/3 Struan St TOORAK 3142 (REI/VG)

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Price: \$440,000 **Method:** Private Sale **Date:** 18/10/2024

Property Type: Apartment

Agent Comments

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





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