

# 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 9/22a Rockley Road, 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)

Range between \$450,000 & \$490,000

### Median sale price

Median price \$574,000 Property 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	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 comparable properties 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)

Agent Comments



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



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

Agent Comments



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



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

Agent Comments



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

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