

# 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

14 Balmoral Place, 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 \$1,850,000 & \$1,950,000

### Median sale price

Median price \$2,275,000 Property Type House 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	13/297 Dorcas St SOUTH MELBOURNE 3205	\$1,850,000	29/11/2024
2	14 Havelock St ST KILDA 3182	\$1,910,000	17/12/2024
3	791 High St ARMADALE 3143	\$1,940,000	30/10/2024

**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:

28/02/2025 09:58



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
Year ending December 2024: \$2,275,000

## Comparable Properties



13/297 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

 3  3  2

**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2024  
**Property Type:** House



14 Havelock St ST KILDA 3182 (REI)

[Agent Comments](#)

 5  3  -

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 17/12/2024  
**Property Type:** House (Res)



791 High St ARMADALE 3143 (REI/VG)

[Agent Comments](#)

 3  2  2

**Price:** \$1,940,000  
**Method:** Private Sale  
**Date:** 30/10/2024  
**Property Type:** House (Res)  
**Land Size:** 398 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088