## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

14 Balmoral Place, South Yarra Vic 3141

#### Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,850,000	&	\$1,950,000
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#### Median sale price

Median price	\$2,275,000	Pro	perty 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

Add	dress 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 comparableproperties 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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# RT Edgar

Justine Harris 0407 332 618 justine.harris@rtedgar.com.au

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





**Property Type:** House Agent Comments

## Comparable Properties



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

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**a** .

Price: \$1,850,000

Method: Sold Before Auction

Date: 29/11/2024 Property Type: House Agent Comments



14 Havelock St ST KILDA 3182 (REI)

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**a**`.

**Price:** \$1,910,000 **Method:** Auction Sale **Date:** 17/12/2024

Property Type: House (Res)

**Agent Comments** 



791 High St ARMADALE 3143 (REI/VG)

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**Agent Comments** 

**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





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