

# 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 11/25 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 \$990,000 & \$1,050,000

### Median sale price

Median price \$556,750 Property Type Unit Suburb South Yarra

Period - From 18/09/2023 to 17/09/2024 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	5/15 Copelen St SOUTH YARRA 3141	\$1,055,000	07/09/2024
2	8/7 Struan St TOORAK 3142	\$1,045,888	28/08/2024
3	2701/3 Yarra St SOUTH YARRA 3141	\$1,000,000	18/08/2024

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: 18/09/2024 12:29



 2    2    1

**Property Type:** Apartment  
**Land Size:** 111 SQM sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,050,000  
**Median Unit Price**  
18/09/2023 - 17/09/2024: \$556,750

## Comparable Properties



5/15 Copelen St SOUTH YARRA 3141 (REI)

**Agent Comments**

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**Price:** \$1,055,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** Apartment



8/7 Struan St TOORAK 3142 (REI)

**Agent Comments**

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**Price:** \$1,045,888  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** Unit



2701/3 Yarra St SOUTH YARRA 3141 (REI/VG)

**Agent Comments**

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**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 18/08/2024  
**Property Type:** Apartment

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