

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

304/25 WILSON STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

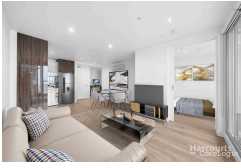
Date of sale

406/20 GARDEN STREET SOUTH YARRA VIC 3141	\$350,000	10-Jul-24
1221/8 DALY STREET SOUTH YARRA VIC 3141	\$350,000	27-May-24
208/9 DARLING STREET SOUTH YARRA VIC 3141	\$338,000	20-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 28 October 2024



**406/20 GARDEN STREET SOUTH
YARRA VIC 3141**

1 bed 1 bath -

Sold Price

\$350,000

Sold Date

10-Jul-24

Distance

0.07km



**1221/8 DALY STREET SOUTH
YARRA VIC 3141**

1 bed 1 bath -

Sold Price

Sold Date

27-May-24

Distance

0.71km



**208/9 DARLING STREET SOUTH
YARRA VIC 3141**

1 bed 1 bath -

Sold Price

\$338,000

Sold Date

20-Jul-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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