

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 302/28 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$550,000 Property Type Unit Suburb South Yarra

Period - From 09/01/2024 to 08/01/2025 Source Property Data

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	1316/3 Yarra St SOUTH YARRA 3141	\$320,000	06/01/2025
2	403/20 Garden St SOUTH YARRA 3141	\$332,500	09/12/2024
3	512/1 Clara St SOUTH YARRA 3141	\$330,000	23/10/2024

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: 09/01/2025 10:57



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

09/01/2024 - 08/01/2025: \$550,000

Comparable Properties



1316/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 06/01/2025

Property Type: Apartment



403/20 Garden St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$332,500

Method: Private Sale

Date: 09/12/2024

Property Type: Apartment



512/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 23/10/2024

Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222