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	302/28 Wilson Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$550,000	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** 09/01/2024 - 08/01/2025: \$550,000



Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



1316/3 Yarra St SOUTH YARRA 3141 (REI)

Price: \$320,000 Method: Private Sale Date: 06/01/2025

Property Type: Apartment

Agent Comments



403/20 Garden St SOUTH YARRA 3141 (REI)







Agent Comments

Price: \$332,500 Method: Private Sale Date: 09/12/2024

Property Type: Apartment



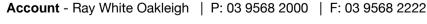
512/1 Clara St SOUTH YARRA 3141 (REI)



Price: \$330,000 Method: Private Sale Date: 23/10/2024

Property Type: Apartment

Agent Comments





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