

# 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

8/35 Fitzgerald Street, South Yarra Vic 3141
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$275,000
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 & 

\$302,500
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### Median sale price

Median price 

\$600,000
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 Property Type 

Unit
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 Suburb 

South Yarra
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Period - From 

01/07/2024
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 to 

30/09/2024
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 Source 

REIV
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### 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	7/102 Millswyn St SOUTH YARRA 3141	\$300,000	10/07/2024
2	605/15 Clifton St PRAHRAN 3181	\$275,000	26/06/2024
3			

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: 

30/10/2024 10:25
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**Rooms:** 3  
**Property Type:** Flat  
**Land Size:** 769.03 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$275,000 - \$302,500  
**Median Unit Price**  
September quarter 2024: \$600,000

## Comparable Properties



7/102 Millswyn St SOUTH YARRA 3141 (VG)

[Agent Comments](#)



**Price:** \$300,000  
**Method:** Sale  
**Date:** 10/07/2024  
**Property Type:** Flat/Unit/Apartment (Res)

605/15 Clifton St PRAHRAN 3181 (VG)

[Agent Comments](#)



**Price:** \$275,000  
**Method:** Sale  
**Date:** 26/06/2024  
**Property Type:** Strata Unit/Flat

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.

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504