

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

14/22a Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$574,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2023

to

30/09/2024

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	9/2-4 Bendigo St RICHMOND 3121	\$400,000	19/12/2024
2	4/32 Park Gr RICHMOND 3121	\$455,000	26/10/2024
3	8/2 Douglas St TOORAK 3142	\$466,000	05/10/2024

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:

08/01/2025 10:11



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000

Median Unit Price

Year ending September 2024: \$574,000

Comparable Properties



9/2-4 Bendigo St RICHMOND 3121 (REI)

Agent Comments

1
 1
 1

Price: \$400,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment



4/32 Park Gr RICHMOND 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$455,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



8/2 Douglas St TOORAK 3142 (REI/VG)

Agent Comments

1
 1
 1

Price: \$466,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Apartment

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