

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 2110/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$380,000 & \$400,000

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 | 2009/229 Toorak Rd SOUTH YARRA 3141 | \$390,000 | 11/12/2024 |
| 2 | 810/594 St Kilda Rd MELBOURNE 3004 | \$380,000 | 11/11/2024 |
| 3 | 1010/594 St Kilda Rd MELBOURNE 3004 | \$380,000 | 04/11/2024 |

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 09:25



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$380,000 - \$400,000

Median Unit Price

Year ending September 2024: \$574,000

Comparable Properties



2009/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$390,000

Method: Sold Before Auction

Date: 11/12/2024

Property Type: Apartment



810/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 11/11/2024

Property Type: Apartment

Land Size: 55 sqm approx



1010/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 04/11/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255