Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	5/26 Davis Avenue, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$395,000

Median sale price

Median price \$596,000	Pro	pperty Type Uni	it		Suburb	South Yarra
Period - From 01/01/2023	to	31/12/2023	Soi	urce	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

1	6/4 Powell St SOUTH YARRA 3141	\$396,000	14/11/2023
2	6/4-6 Powell St SOUTH YARRA 3141	\$396,000	13/11/2023
3	303/36 Darling St SOUTH YARRA 3141	\$395,000	23/10/2023

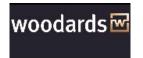
OR

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:	12/04/2024 09:05



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$395,000 **Median Unit Price** Year ending December 2023: \$596,000

Comparable Properties

6/4 Powell St SOUTH YARRA 3141 (VG)

Price: \$396,000 Method: Sale Date: 14/11/2023

Property Type: Strata Unit/Flat

Agent Comments



6/4-6 Powell St SOUTH YARRA 3141 (REI)

Price: \$396,000 Method: Private Sale Date: 13/11/2023

Property Type: Apartment

Agent Comments



303/36 Darling St SOUTH YARRA 3141

(REI/VG)

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Price: \$395.000 Method: Private Sale Date: 23/10/2023 Property Type: Unit

Agent Comments

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



