

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

1/435 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$2,567,500

Property Type House

Suburb South Yarra

Period - From 01/10/2024

to

31/12/2024

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	71 The Avenue WINDSOR 3181	\$1,246,000	13/03/2025
2	65a Alfred St PRAHRAN 3181	\$1,420,000	01/03/2025
3	4/785 Punt Rd SOUTH YARRA 3141	\$1,300,000	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:

27/03/2025 11:38

1/435 Punt Road, South Yarra Vic 3141



Walter Summons

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2024: \$2,567,500



4 2 2

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



71 The Avenue WINDSOR 3181 (REI)

Agent Comments

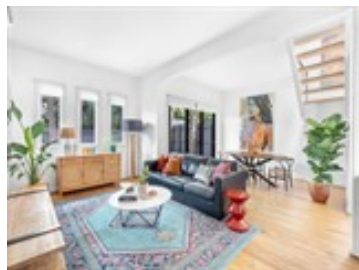
3 2 2

Price: \$1,246,000

Method: Private Sale

Date: 13/03/2025

Property Type: House



65a Alfred St PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$1,420,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)



4/785 Punt Rd SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$1,300,000

Method: Sale

Date: 04/11/2024

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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