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

Address	1/435 Punt Road, 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 \$1,285,000

Median sale price

Median price \$1,197,500	Pro	operty Type Tow	vnhouse	Suburb	South Yarra
Period - From 25/06/2024	to	24/06/2025	Source	Property	y Data

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

Address of comparable property		1 1100	Date of Sale
1	1/24 Tintern Av TOORAK 3142	\$1,290,000	10/05/2025
2	16/38 Macfarlan St SOUTH YARRA 3141	\$1,382,000	15/04/2025
3	31/380 Toorak Rd SOUTH YARRA 3141	\$1,350,000	14/02/2025

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:	25/06/2025 14:57



Date of sale











Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,285,000 Median Townhouse Price 25/06/2024 - 24/06/2025: \$1,197,500

Comparable Properties



1/24 Tintern Av TOORAK 3142 (REI/VG)

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3





3 2

Price: \$1,290,000

Method: Expression of Interest

Date: 10/05/2025 Property Type: Unit **Agent Comments**



16/38 Macfarlan St SOUTH YARRA 3141 (REI/VG)

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3







2

Price: \$1,382,000 **Method:** Private Sale **Date:** 15/04/2025

Property Type: Apartment **Land Size:** 160 sqm approx

Agent Comments



31/380 Toorak Rd SOUTH YARRA 3141 (REI)

2







Agent Comments

Price: \$1,350,000 **Method:** Private Sale **Date:** 14/02/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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