

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

Single price

\$1,285,000

Median sale price

Median price

\$1,197,500

Property Type

Townhouse

Suburb

South Yarra

Period - From

25/06/2024

to

24/06/2025

Source

Property 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	Price	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



3 2 2

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)

Agent Comments

3 2 2

Price: \$1,290,000
Method: Expression of Interest
Date: 10/05/2025
Property Type: Unit



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

Agent Comments

3 2 2

Price: \$1,382,000
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment
Land Size: 160 sqm approx



31/380 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

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