

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

1/767 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2024

to 30/09/2025

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	3/24 Fitzgerald St SOUTH YARRA 3141	\$590,000	23/08/2025
2	4/22-24 Darling St SOUTH YARRA 3141	\$560,000	19/08/2025
3	34/20 St Edmonds Rd PRAHRAN 3181	\$565,500	12/07/2025

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:

06/10/2025 11:04

1/767 Punt Road, South Yarra Vic 3141



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

Year ending September 2025: \$600,000



2 1 1

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



3/24 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$590,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Apartment



4/22-24 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 19/08/2025

Property Type: Apartment



34/20 St Edmonds Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$565,500

Method: Auction Sale

Date: 12/07/2025

Property Type: Apartment

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



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