

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

10/225 Williams Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,375,000 & \$1,450,000

Median sale price

Median price \$2,200,000 Property Type House Suburb South Yarra

Period - From 23/02/2025 to 22/02/2026 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	5k Clara St SOUTH YARRA 3141	\$1,457,500	01/10/2025
2	4/50 Gibdon St BURNLEY 3121	\$1,450,000	03/09/2025
3			

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: 23/02/2026 15:57



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,375,000 - \$1,450,000
Median House Price
23/02/2025 - 22/02/2026: \$2,200,000

Comparable Properties



5k Clara St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$1,457,500

Method: Sold Before Auction

Date: 01/10/2025

Property Type: Townhouse (Res)



4/50 Gibdon St BURNLEY 3121 (REI)

Agent Comments

 3  2  2

Price: \$1,450,000

Method: Sold Before Auction

Date: 03/09/2025

Property Type: Townhouse (Res)

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.

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