Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	103/6 Cromwell Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000	&	\$759,000
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Median sale price

Median price	\$575,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/01/2024	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

Address of comparable property		Price	Date of sale
1	210/38 Cunningham St SOUTH YARRA 3141	\$739,000	14/02/2025
2	305/16 Porter St PRAHRAN 3181	\$685,000	07/02/2025
3	803/35 Wilson St SOUTH YARRA 3141	\$741,800	17/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/03/2025 12:01





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Indicative Selling Price \$690,000 - \$759,000 **Median Unit Price** Year ending December 2024: \$575,000





Property Type: Apartment **Agent Comments**

Comparable Properties



210/38 Cunningham St SOUTH YARRA 3141 (REI)

2

Agent Comments

Price: \$739,000 Method: Private Sale Date: 14/02/2025

Property Type: Apartment



305/16 Porter St PRAHRAN 3181 (REI/VG)

2

Agent Comments

Price: \$685,000 Method: Private Sale Date: 07/02/2025

Property Type: Apartment



803/35 Wilson St SOUTH YARRA 3141 (REI/VG)

Price: \$741,800 Method: Private Sale Date: 17/11/2024

Property Type: Apartment

Agent Comments

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





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