

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

11/245 WILLIAMS ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

9/83 MATHOURA ROAD TOORAK VIC 3142	\$400,000	12-Mar-25
4/393 TOORAK ROAD SOUTH YARRA VIC 3141	\$400,000	05-May-25
4/1-3 CLARA STREET SOUTH YARRA VIC 3141	\$385,000	12-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 29 August 2025



**9/83 MATHOURA ROAD TOORAK
VIC 3142**

1 1 1

Sold Price

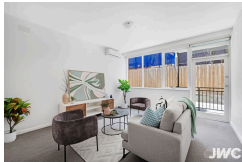
\$400,000

Sold Date

12-Mar-25

Distance

0.33km



**4/393 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

Sold Date

05-May-25

Distance

0.34km



**4/1-3 CLARA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$385,000

Sold Date

12-Mar-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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