

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

11/3 Davidson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$430,000 & \$470,000

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	15/7a Motherwell St SOUTH YARRA 3141	\$465,000	23/10/2025
2	13/43 Kensington Rd SOUTH YARRA 3141	\$430,000	19/09/2025
3	8/65 Albion St SOUTH YARRA 3141	\$450,000	10/08/2025

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:

07/11/2025 11:53

**Rooms:** 3**Property Type:** Flat**Land Size:** 707.52 sqm approx

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

Year ending September 2025: \$600,000

Comparable Properties

**15/7a Motherwell St SOUTH YARRA 3141 (REI)**

Agent Comments

**Price:** \$465,000**Method:** Private Sale**Date:** 23/10/2025**Property Type:** Apartment**13/43 Kensington Rd SOUTH YARRA 3141 (REI)**

Agent Comments

**Price:** \$430,000**Method:** Private Sale**Date:** 19/09/2025**Property Type:** Apartment**8/65 Albion St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

**Price:** \$450,000**Method:** Private Sale**Date:** 10/08/2025**Property Type:** Apartment
Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504