Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11/39 Rockley 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	\$950,000	&	\$999,000
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Median sale price

Median price	\$580,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/04/2024	to	31/03/2025	So	ource	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

1	2/49 Rockley Rd SOUTH YARRA 3141	\$1,005,000	02/06/2025
2	3/25 Rockley Rd SOUTH YARRA 3141	\$946,000	03/04/2025
3	12/41 Rockley Rd SOUTH YARRA 3141	\$795,000	05/03/2025

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:	19/06/2025 14:25
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Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$950,000 - \$999,000 **Median Unit Price** Year ending March 2025: \$580,000

Comparable Properties



2/49 Rockley Rd SOUTH YARRA 3141 (REI)

Price: \$1,005,000 Method: Private Sale Date: 02/06/2025

Property Type: Apartment

Agent Comments



3/25 Rockley Rd SOUTH YARRA 3141 (REI/VG)

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Price: \$946,000 Method: Auction Sale

Date: 03/04/2025 Property Type: Apartment **Agent Comments**



12/41 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

Price: \$795,000 Method: Private Sale Date: 05/03/2025

Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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