

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 111/38 Cunningham Street, South Yarra, VIC 3141

Indicative selling price

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

Price Range \$420,000 & \$450,000

Median sale price

Median price \$565,000 Property Type Apartment Suburb South Yarra (3141)
Period - From 01/08/2024 to 31/07/2025 Source RPDATA

Comparable property sales

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
115/229 TOORAK ROAD, SOUTH YARRA VIC 3141	\$450,000	07/03/2025
410/38 CUNNINGHAM STREET, SOUTH YARRA VIC 3141	\$426,000	22/07/2025
309/38 CUNNINGHAM STREET, SOUTH YARRA VIC 3141	\$460,000	22/03/2024

This Statement of Information was prepared on: 05/09/2025