

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	112/38 Cunningham Street, South Yarra, VIC 3141
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Indicative selling price

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

Price Range	\$390,000	&	\$429,000
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Median sale price

Median price	\$562,500	Property Type	Unit	Suburb	South Yarra (3141)
Period - From	01/11/2024	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
410/38 CUNNINGHAM STREET, SOUTH YARRA VIC 3141	\$426,000	16/07/2025
1206/229 TOORAK ROAD, SOUTH YARRA VIC 3141	\$418,000	22/10/2025
419/8 DALY STREET, SOUTH YARRA VIC 3141	\$415,000	29/08/2025

This Statement of Information was prepared on: 24/11/2025