

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

1203/12 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$677,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

to

30/06/2025

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	9/67 Alexandra Av SOUTH YARRA 3141	\$1,115,000	21/06/2025
2	505/657 Chapel St SOUTH YARRA 3141	\$1,250,000	08/03/2025
3	401/3 Chapel Mews SOUTH YARRA 3141	\$1,100,000	18/02/2025

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:

18/07/2025 14:18



2 2 3

Property Type: Apartment
Land Size: 210 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
June quarter 2025: \$677,000

Comparable Properties



9/67 Alexandra Av SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,115,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Apartment



505/657 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 08/03/2025
Property Type: Apartment



401/3 Chapel Mews SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 2

Price: \$1,100,000
Method: Private Sale
Date: 18/02/2025
Property Type: Unit