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 | |
|---|--|
| | |

Indicative selling price

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

Single price \$850,000

Median sale price

| Median price | \$600,000 | Pro | perty Type | Jnit | | Suburb | South Yarra |
|---------------|------------|-----|------------|------|-------|--------|-------------|
| Period - From | 01/10/2024 | to | 30/09/2025 | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 11/43 Rockley Rd SOUTH YARRA 3141 | \$850,000 | 28/11/2025 |
| 2 | 11/49 Kensington Rd SOUTH YARRA 3141 | \$842,500 | 24/06/2025 |
| 3 | 12/27 Rockley Rd SOUTH YARRA 3141 | \$850,000 | 14/06/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 09/12/2025 16:00 |
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Property Type: Apartment **Agent Comments**

Indicative Selling Price \$850,000 **Median Unit Price** Year ending September 2025: \$600,000

Comparable Properties



11/43 Rockley Rd SOUTH YARRA 3141 (REI)

Price: \$850,000 Method: Private Sale Date: 28/11/2025

Property Type: Apartment

Agent Comments



11/49 Kensington Rd SOUTH YARRA 3141 (VG)

Agent Comments

Price: \$842,500 Method: Sale Date: 24/06/2025

Property Type: House (Res) Land Size: 1236 sqm approx

12/27 Rockley Rd SOUTH YARRA 3141 (REI/VG)









Agent Comments



Price: \$850,000 Method: Private Sale Date: 14/06/2025

Property Type: Apartment

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





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