

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

15/7A Motherwell Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South Yarra

Period - From

11/09/2024

to

10/09/2025

Source

Property Data

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	9/17 Darling St SOUTH YARRA 3141	\$420,000	08/09/2025
2	8/65 Albion St SOUTH YARRA 3141	\$450,000	10/08/2025
3	10/54 Rockley Rd SOUTH YARRA 3141	\$450,000	01/08/2025

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:

11/09/2025 09:05



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



9/17 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 08/09/2025

Property Type: Apartment



8/65 Albion St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 10/08/2025

Property Type: Apartment



10/54 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 01/08/2025

Property Type: Apartment

Land Size: 1401 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140