#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### 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 \$275,000

#### Median sale price

Median price \$580,000	Property Type Uni	t S	Suburb South Yarra
Period - From 01/01/2025	to 31/03/2025	SourceR	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

Address of comparable property		1 1100	Date of Sale
1	902/45 Claremont St SOUTH YARRA 3141	\$280,000	30/04/2025
2	12/23 Avoca St SOUTH YARRA 3141	\$285,000	09/04/2025
3	12/34 Adam St BURNLEY 3121	\$282,000	20/01/2025

#### 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:	16/05/2025 10:57



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$275,000 **Median Unit Price** March quarter 2025: \$580,000

## Comparable Properties



902/45 Claremont St SOUTH YARRA 3141 (REI)

**Agent Comments** 

Price: \$280.000 Method: Private Sale Date: 30/04/2025

Property Type: Apartment



12/23 Avoca St SOUTH YARRA 3141 (REI/VG)



Price: \$285.000 Method: Private Sale

Date: 09/04/2025 Property Type: Apartment Agent Comments



12/34 Adam St BURNLEY 3121 (REI/VG)



Price: \$282,000 Method: Private Sale Date: 20/01/2025

Property Type: Apartment

**Agent Comments** 

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



