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 \$285,000

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		Price	Date of sale
1	1224/572 St Kilda Rd MELBOURNE 3004	\$270,000	23/04/2025
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/04/2025 12:07









Indicative Selling Price \$285,000 Median Unit Price March quarter 2025: \$580,000

Comparable Properties



1224/572 St Kilda Rd MELBOURNE 3004 (REI)

二 1





a 1

Price: \$270,000 Method: Private Sale Date: 23/04/2025

Property Type: Apartment

Agent Comments



12/23 Avoca St SOUTH YARRA 3141 (REI)

1





a

Agent Comments

Price: \$285,000 **Method:** Private Sale **Date:** 09/04/2025

Property Type: Apartment



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

4



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.