

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1808/1 Almeida Crescent SOUTH YARRA VIC 3141
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Indicative selling price

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

Range between	\$800,000 & \$880,000
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Median sale price

Median price	\$637,500	Property Type	2-bed Units	Suburb	South Yarra
Period - From	30-Jun-2024	to	31-May-2025	Source	realestate.com.au

Comparable property sales

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	2702/1 Almeida Crescent, South Yarra, Vic 3141	\$1,030,000	29-May-2025
2	2402/3 Yarra Street, South Yarra, Vic 3141	\$830,000	20-May-2025
3	102/334 Toorak Road, South Yarra, Vic 3141	\$828,000	05-Mar-2025

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