

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

1812/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2024

to 31/12/2024

Source 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	Price	Date of sale
1	207/31 Grattan St PRAHRAN 3181	\$395,000	10/01/2025
2	306/12 Queens Rd MELBOURNE 3004	\$385,000	11/11/2024
3	1001/594 St Kilda Rd MELBOURNE 3004	\$400,000	10/09/2024

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:

20/01/2025 10:43



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
Year ending December 2024: \$575,000

Comparable Properties



207/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 10/01/2025
Property Type: Apartment



306/12 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 11/11/2024
Property Type: Apartment



1001/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 10/09/2024
Rooms: 3
Property Type: Apartment

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