

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

201/10 Bond Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$900,000 & \$970,000

Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2024 to 31/03/2025 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	8B/29 Queens Rd MELBOURNE 3004	\$950,000	28/04/2025
2	703/1 Roy St MELBOURNE 3004	\$970,000	07/02/2025
3	72/4 Sydney St PRAHRAN 3181	\$930,000	31/01/2025

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:

05/06/2025 16:57

201/10 Bond Street, South Yarra Vic 3141



Lauchlan Waterfield

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Indicative Selling Price

\$900,000 - \$970,000

Median Unit Price

Year ending March 2025: \$580,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



8B/29 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$950,000

Method: Private Sale

Date: 28/04/2025

Property Type: Apartment



703/1 Roy St MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$970,000

Method: Private Sale

Date: 07/02/2025

Property Type: Apartment



72/4 Sydney St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$930,000

Method: Private Sale

Date: 31/01/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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