

## 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

205/20 GARDEN STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

401/35 WILSON STREET SOUTH YARRA VIC 3141	\$545,000	19-Aug-25
702/42 WILSON STREET SOUTH YARRA VIC 3141	\$550,000	18-Aug-25
14/21 WILSON STREET SOUTH YARRA VIC 3141	\$530,000	29-May-25

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 6 months.~~

This Statement of Information was prepared on: 02 October 2025


**401/35 WILSON STREET SOUTH  
YARRA VIC 3141**

 2
  1
  1

Sold Price

**\$545,000**

 Sold Date **19-Aug-25**

 Distance **0.09km**

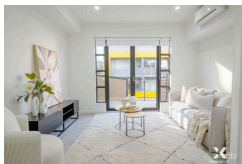
**702/42 WILSON STREET SOUTH  
YARRA VIC 3141**

 2
  1
  1

Sold Price

<sup>RS</sup> **\$550,000**

 Sold Date **18-Aug-25**

 Distance **0.11km**

**14/21 WILSON STREET SOUTH  
YARRA VIC 3141**

 2
  1
  1

Sold Price

**\$530,000**

 Sold Date **29-May-25**

 Distance **0.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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