

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

206/24 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$360,000 & \$390,000

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	306/1 Clara St SOUTH YARRA 3141	\$380,000	28/03/2025
2	401/5 Wilson St SOUTH YARRA 3141	\$375,000	15/01/2025
3	410/35 Wilson St SOUTH YARRA 3141	\$375,000	08/11/2024

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:

06/05/2025 14:33



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
Year ending March 2025: \$580,000

Comparable Properties



306/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$380,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment



401/5 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$375,000
Method: Private Sale
Date: 15/01/2025
Property Type: Apartment

410/35 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$375,000
Method: Sold Before Auction
Date: 08/11/2024
Property Type: Unit