

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

206/35 Simmons Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$350,000

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	1102/18 Yarra St SOUTH YARRA 3141	\$355,000	15/11/2024
2	101/229 Toorak Rd SOUTH YARRA 3141	\$350,000	11/11/2024
3	21/273 Williams Rd SOUTH YARRA 3141	\$350,000	13/09/2024

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:

21/02/2025 16:21



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
Year ending December 2024: \$575,000

Comparable Properties



1102/18 Yarra St SOUTH YARRA 3141 (VG)

Agent Comments

 1  -  -

Price: \$355,000
Method: Sale
Date: 15/11/2024
Property Type: Strata Unit/Flat



101/229 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments

 1  -  -

Price: \$350,000
Method: Sale
Date: 11/11/2024
Property Type: Strata Unit/Flat



21/273 Williams Rd SOUTH YARRA 3141 (VG)

Agent Comments

 1  -  -

Price: \$350,000
Method: Sale
Date: 13/09/2024
Property Type: Strata Unit/Flat

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