

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

2205/1 Almeida Crescent, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb South Yarra

Period - From 11/09/2024

to

10/09/2025

Source Property Data

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	4/6 Brookville Rd TOORAK 3142	\$1,750,000	19/08/2025
2	2107/1 Almeida Cr SOUTH YARRA 3141	\$1,750,000	20/06/2025
3	803/454 St Kilda Rd MELBOURNE 3004	\$1,690,000	24/05/2025

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:

11/09/2025 12:06



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median Unit Price

11/09/2024 - 10/09/2025: \$585,000

Comparable Properties



4/6 Brookville Rd TOORAK 3142 (REI)

2 2 2

Price: \$1,750,000

Method: Private Sale

Date: 19/08/2025

Property Type: Apartment

Agent Comments

Toorak address, 2 x bed, 2 x bath, 2 x car, contemporary style



2107/1 Almeida Cr SOUTH YARRA 3141 (REI)

3 3 2

Price: \$1,750,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment

Agent Comments

Same Complex, 3 x bed, 2 x bath, 2 x car



803/454 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 2 2

Price: \$1,690,000

Method: Private Sale

Date: 24/05/2025

Property Type: Apartment

Agent Comments

Melbourne postcode, 3 x bed, 2 x bath, 2 x car

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140