

## 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

2602/1 ALMEIDA CRESCENT 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

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2025

to

31 Dec 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

1104/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$850,000	03-Sep-25
2504/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$877,000	16-Dec-25
403/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$762,500	11-Sep-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: 27 January 2026



**1104/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141** Sold Price **\$850,000** Sold Date **03-Sep-25**

2 2 1

Distance **0km**



**2504/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141** Sold Price <sup>RS</sup> **\$877,000** <sup>UN</sup> Sold Date **16-Dec-25**

2 2 1

Distance **0km**



**403/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141** Sold Price **\$762,500** Sold Date **11-Sep-25**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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