# 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 (\*Delete single price or range as applicable)

Single Price	or range between	\$850,000	&	\$930,000
Single Price		\$850,000	<b>&amp;</b>	\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$562,500	Property type		Unit		Suburb	South Yarra
Period-from	01 Dec 2024	to	30 Nov 2	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	
1808/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$850,000	11-Jul-25	
308/657 CHAPEL STREET SOUTH YARRA VIC 3141	\$855,000	07-Oct-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: 01 December 2025





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1104/1 ALMEIDA CRESCENT SOUTH Sold Price YARRA VIC 3141

**\$850,000** Sold Date **03-Sep-25** 

Distance

0km



1808/1 ALMEIDA CRESCENT **SOUTH YARRA VIC 3141** 

\$1

₾ 2

Sold Price

Sold Date

11-Jul-25

Distance

**Okm** 



308/657 CHAPEL STREET SOUTH YARRA VIC 3141

Sold Price

RS \$855,000 Sold Date 07-Oct-25

Distance

0.23km

₽ 2

₽ 2

二 2

**RS** = Recent sale

UN = Undisclosed Sale

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