

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

27/100 Commercial Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

South Yarra

Period - From

12/05/2024

to

11/05/2025

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	1/100 Commercial Rd SOUTH YARRA 3141	\$490,000	08/05/2025
2	501/338 Kings Way SOUTH MELBOURNE 3205	\$450,000	11/04/2025
3	407/1 Roy St MELBOURNE 3004	\$481,500	26/02/2025

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:

12/05/2025 09:57



2 2 2

Property Type: Flat
Land Size: 2037.13 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
12/05/2024 - 11/05/2025: \$570,000

Comparable Properties



1/100 Commercial Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$490,000
Method: Private Sale
Date: 08/05/2025
Property Type: Apartment



501/338 Kings Way SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 1

Price: \$450,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment



407/1 Roy St MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

Price: \$481,500
Method: Private Sale
Date: 26/02/2025
Property Type: Apartment

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