

# 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 Phoenix Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$2,035,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb South Yarra

Period - From 01/04/2024

to 31/03/2025

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	19 Cunningham St SOUTH YARRA 3141	\$1,975,000	26/02/2025
2	24 Willis St PRAHRAN 3181	\$2,000,000	24/02/2025
3	43 Highbury Gr PRAHRAN 3181	\$1,940,000	10/12/2024

**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:

01/05/2025 16:15



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 297 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,850,000 - \$2,035,000  
**Median House Price**  
 Year ending March 2025: \$2,150,000

## Comparable Properties



**19 Cunningham St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$1,975,000  
**Method:** Private Sale  
**Date:** 26/02/2025  
**Property Type:** House  
**Land Size:** 229 sqm approx



**24 Willis St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 24/02/2025  
**Property Type:** House  
**Land Size:** 266 sqm approx



**43 Highbury Gr PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$1,940,000  
**Method:** Private Sale  
**Date:** 10/12/2024  
**Property Type:** House  
**Land Size:** 300 sqm approx

**Account - Woodards South Yarra** | P: 03 9866 4411 | F: 03 9866 4504