

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

27A PALERMO STREET 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

\$2,350,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

1 OXFORD LANE SOUTH YARRA VIC 3141	\$2,520,000	09-Nov-24
11B MOFFAT STREET SOUTH YARRA VIC 3141	\$2,520,000	16-Oct-24
3/25 BEISSEL STREET RICHMOND VIC 3121	\$2,354,000	07-Dec-24

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: 24 February 2025

**1 OXFORD LANE SOUTH YARRA
VIC 3141**

3 2 2

Sold Price

\$2,520,000Sold Date **09-Nov-24**

Distance

0.01km**11B MOFFAT STREET SOUTH
YARRA VIC 3141**

3 2 2

Sold Price

Sold Date **16-Oct-24**

Distance

0.97km**3/25 BEISSEL STREET RICHMOND
VIC 3121**

3 2 2

Sold Price

\$2,354,000Sold Date **07-Dec-24**

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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