

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

2905/1 Almeida Crescent, South Yarra Vic 3141

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2024

to 30/06/2025

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	405/18 Tanner St RICHMOND 3121	\$577,000	13/09/2025
2	104/10 Wadumbuk La BURNLEY 3121	\$570,000	09/05/2025
3			

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:

23/09/2025 16:12



Lauchlan Waterfield
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Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

Year ending June 2025: \$610,000



1 1

Property Type:

Agent Comments

Comparable Properties



405/18 Tanner St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$577,000

Method: Expression of Interest

Date: 13/09/2025

Property Type: Unit

104/10 Wadumbuk La BURNLEY 3121 (VG)

Agent Comments

1 - -

Price: \$570,000

Method: Sale

Date: 09/05/2025

Property Type: Strata Unit/Flat

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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