

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

3/53 BARRY 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 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

3/43-49 CLOWES STREET SOUTH YARRA VIC 3141	\$1,118,500	12-Apr-25
1/15 IRVING AVENUE PRAHRAN VIC 3181	\$1,130,000	11-Nov-24
10/28 TIVOLI PLACE SOUTH YARRA VIC 3141	\$1,200,000	15-Mar-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.~~

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**3/43-49 CLOWES STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$1,118,500** ^{UN} Sold Date **12-Apr-25**

Distance **1.69km**



**1/15 IRVING AVENUE PRAHRAN
VIC 3181**

2 2 1

Sold Price **\$1,130,000** Sold Date **11-Nov-24**

Distance **1.83km**



**10/28 TIVOLI PLACE SOUTH
YARRA VIC 3141**

2 2 2

Sold Price ^{RS} **\$1,200,000** Sold Date **15-Mar-25**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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