

## 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 SNOWBALL LANE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,815,000

### 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

10 CLIFF STREET SOUTH YARRA VIC 3141	\$1,715,000	21-Feb-25
101/392A TOORAK ROAD TOORAK VIC 3142	\$1,750,000	26-Jan-25
301/4 CROMWELL ROAD SOUTH YARRA VIC 3141	\$1,740,000	22-Nov-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.

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**10 CLIFF STREET SOUTH YARRA  
VIC 3141**

 2  1  1

Sold Price

**\$1,715,000**

Sold Date

**21-Feb-25**

Distance

**0.19km**



**101/392A TOORAK ROAD TOORAK  
VIC 3142**

 2  2  2

Sold Price

**\$1,750,000**

Sold Date

**26-Jan-25**

Distance

**1.07km**



**301/4 CROMWELL ROAD SOUTH  
YARRA VIC 3141**

 2  2  2

Sold Price

**\$1,740,000**

Sold Date

**22-Nov-24**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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