

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

302/26 WILSON 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

\$299,000

&

\$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

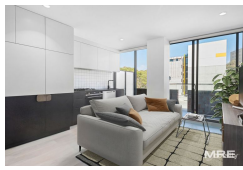
Date of sale

306/36 WILSON STREET SOUTH YARRA VIC 3141	\$335,000	11-Jul-25
307/20 GARDEN STREET SOUTH YARRA VIC 3141	\$330,000	13-Jul-25
7/1-3 CLARA STREET SOUTH YARRA VIC 3141	\$350,000	23-Jul-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.~~

This Statement of Information was prepared on: 19 September 2025

**306/36 WILSON STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$335,000

Sold Date

11-Jul-25

Distance

0.04km**307/20 GARDEN STREET SOUTH
YARRA VIC 3141**

1 1 1

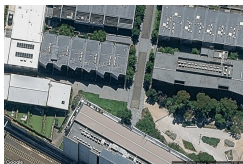
Sold Price

^{RS}**\$330,000**

Sold Date

13-Jul-25

Distance

0.07km**7/1-3 CLARA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

^{RS}**\$350,000**^{UN}

Sold Date

23-Jul-25

Distance

0.21km**RS** = Recent sale**UN** = Undisclosed Sale

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