

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

307/20 Garden Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$345,000 & \$360,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2025

to

31/03/2025

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	301/13-15 Grattan St PRAHRAN 3181	\$345,000	12/05/2025
2	208/77 River St SOUTH YARRA 3141	\$360,000	26/03/2025
3	310/77 River St SOUTH YARRA 3141	\$352,000	11/02/2025

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:

12/06/2025 17:08



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$345,000 - \$360,000
Median Unit Price
March quarter 2025: \$580,000

Comparable Properties



301/13-15 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment



208/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment



310/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$352,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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