

# 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

4/1A Coolullah Avenue, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$820,000

&

\$900,000

### Median sale price

Median price

\$677,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

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 | 1/97 Caroline St SOUTH YARRA 3141 | \$821,000 | 14/06/2025   |
| 2 | 12/27 Rockley Rd SOUTH YARRA 3141 | \$850,000 | 14/06/2025   |
| 3 | 4/3 Tahara Rd TOORAK 3142         | \$880,000 | 20/05/2025   |

**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:

11/07/2025 16:53



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**Indicative Selling Price**

\$820,000 - \$900,000

**Median Unit Price**

June quarter 2025: \$677,000



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**1/97 Caroline St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 1 1

**Price:** \$821,000

**Method:** Auction Sale

**Date:** 14/06/2025

**Property Type:** Apartment



**12/27 Rockley Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 1 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 14/06/2025

**Property Type:** Apartment



**4/3 Tahara Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$880,000

**Method:** Expression of Interest

**Date:** 20/05/2025

**Property Type:** Unit

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



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