

# 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

4/24 Hawksburn Road, 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

\$350,000

&

\$385,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2024

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	1/13 Arkle St PRAHRAN 3181	\$380,000	11/04/2025
2	206/35 Simmons St SOUTH YARRA 3141	\$355,000	05/03/2025
3	14/48 Cromwell Rd SOUTH YARRA 3141	\$364,000	22/02/2025

**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:

06/05/2025 10:36

4/24 Hawksburn Road, South Yarra Vic 3141



1 bed 1 bath 1 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$350,000 - \$385,000  
Median Unit Price  
Year ending March 2025: \$580,000

## Comparable Properties



1/13 Arkle St PRAHRAN 3181 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$380,000  
Method: Private Sale  
Date: 11/04/2025  
Property Type: Apartment



206/35 Simmons St SOUTH YARRA 3141 (VG)

Agent Comments

1 bed - bath - car

Price: \$355,000  
Method: Sale  
Date: 05/03/2025  
Property Type: Strata Unit/Flat



14/48 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$364,000  
Method: Private Sale  
Date: 22/02/2025  
Property Type: Apartment  
Land Size: 1435 sqm approx

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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