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	404/36 Wilson Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/01/2025	to	31/03/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	1408/2 Claremont St SOUTH YARRA 3141	\$500,000	25/03/2025
2	514/7 Claremont St SOUTH YARRA 3141	\$520,000	05/02/2025
3	1202/35 Malcolm St SOUTH YARRA 3141	\$510,000	28/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2025 10:20









Indicative Selling Price \$500,000 - \$520,000 **Median Unit Price** March quarter 2025: \$580,000

Comparable Properties



1408/2 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments

Price: \$500.000 Method: Sale Date: 25/03/2025

Property Type: Strata Unit/Flat

514/7 Claremont St SOUTH YARRA 3141 (REI/VG)





Agent Comments

Price: \$520,000 Method: Private Sale Date: 05/02/2025

2

Property Type: Apartment



1202/35 Malcolm St SOUTH YARRA 3141 (REI/VG)





Agent Comments

Price: \$510,000 Method: Private Sale Date: 28/11/2024

Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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