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	45 Myrtle Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,475,000
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Median sale price

Median price	\$2,200,000	Pro	perty Type	House		Suburb	South Yarra
Period - From	01/07/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	18 St John St WINDSOR 3181	\$1,403,000	18/06/2025
2	19 York St PRAHRAN 3181	\$1,415,000	22/05/2025
3	49 Powell St SOUTH YARRA 3141	\$1,450,000	08/03/2025

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:	01/09/2025 10:06





Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$1,400,000 - \$1,475,000 **Median House Price** Year ending June 2025: \$2,200,000



Property Type: House

Agent Comments

Comparable Properties



18 St John St WINDSOR 3181 (REI/VG)

Price: \$1,403,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: House (Res) Land Size: 160 sqm approx

Agent Comments



19 York St PRAHRAN 3181 (REI/VG)

2





Price: \$1,415,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res) Land Size: 143 sqm approx

Agent Comments



49 Powell St SOUTH YARRA 3141 (REI/VG)

Price: \$1,450,000 Method: Private Sale Date: 08/03/2025

Property Type: House Land Size: 151 sqm approx **Agent Comments**

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



