

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/34 ROCKLEY ROAD, SOUTH YARRA, VIC 3141

Indicative selling price

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

Price Range:

\$750,000 to \$800,000

Median sale price

Median price

\$561,000

Property type

Unit

Suburb

SOUTH YARRA

Period

01 April 2025 to 30 June 2025

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/41 ROCKLEY RD, SOUTH YARRA, VIC 3141	\$772,000	26/07/2025
3/12 CROMWELL RD, SOUTH YARRA, VIC 3141	\$803,000	07/06/2025
6/38A KENSINGTON RD, SOUTH YARRA, VIC 3141	\$830,000	10/03/2025

This Statement of Information was prepared on:

06/08/2025