Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/271A Williams Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$520,000		&		\$560,000				
Median sale price									
Median price	\$580,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths 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	13/238 Toorak Rd SOUTH YARRA 3141	\$543,000	06/06/2025
2	2/43 Davis Av SOUTH YARRA 3141	\$570,000	25/03/2025
3			

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:

11/06/2025 14:50



6/271A Williams Road, South Yarra Vic 3141

WHIJEFOX





Property Type: Apartment Agent Comments

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> Indicative Selling Price \$520,000 - \$560,000 Median Unit Price Year ending March 2025: \$580,000

Comparable Properties

DEE	13/238 Toorak Rd SOUTH YARRA 3141 (REI) 1 2 1 Price: \$543,000 Method: Sold Before Auction Date: 06/06/2025 Property Type: Apartment	Agent Comments
	2/43 Davis Av SOUTH YARRA 3141 (REI/VG) 2 1 1 1 Price: \$570,000 Method: Private Sale Date: 25/03/2025 Property Type: Apartment	Agent Comments

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.

Account - Whitefox Real Estate | P: 96459699



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