

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

6/953 PUNT ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

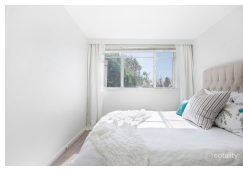
Date of sale

8/274A DOMAIN ROAD SOUTH YARRA VIC 3141	\$430,000	23-Jul-25
27/274A DOMAIN ROAD SOUTH YARRA VIC 3141	\$420,000	17-Sep-25
9/17 DARLING STREET SOUTH YARRA VIC 3141	\$420,000	02-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 05 November 2025


**8/274A DOMAIN ROAD SOUTH
YARRA VIC 3141**
 1  1  1

Sold Price

\$430,000

Sold Date

23-Jul-25

Distance

0.45km

**27/274A DOMAIN ROAD SOUTH
YARRA VIC 3141**
 1  1  1

Sold Price

\$420,000

Sold Date

17-Sep-25

Distance

0.45km

**9/17 DARLING STREET SOUTH
YARRA VIC 3141**
 1  1  1

Sold Price

Sold Date

02-Sep-25

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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