

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	6 PENNY LANE, SOUTH YARRA, VIC 3141
---	-------------------------------------

Indicative selling price

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

Single Price:	\$2,100,000
---------------	-------------

Median sale price

Median price	\$2,520,000	Property type	House	Suburb	SOUTH YARRA
Period	01 October 2024 to 31 December 2024		Source		

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
20 WILLIS ST, RICHMOND, VIC 3121	\$2,200,000	16/11/2024
25 MAY RD, TOORAK, VIC 3142	\$2,200,000	26/10/2024
55 OSBORNE ST, SOUTH YARRA, VIC 3141	\$2,150,000	04/12/2024

This Statement of Information was prepared on: 31/03/2025