

# 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

617/32 Bray Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$285,000 & \$310,000

### Median sale price

Median price \$677,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2025

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.

	Address of comparable property	Price	Date of sale
1	3/270 High St WINDSOR 3181	\$300,000	25/08/2025
2	801/32 Bray St SOUTH YARRA 3141	\$280,000	24/06/2025
3	317/32 Bray St SOUTH YARRA 3141	\$250,000	29/04/2025

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:

02/09/2025 11:50



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**Property Type:** Apartment  
**Land Size:** 1894 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$285,000 - \$310,000  
**Median Unit Price**  
June quarter 2025: \$677,000

## Comparable Properties



**3/270 High St WINDSOR 3181 (REI)**

**Agent Comments**

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**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 25/08/2025  
**Property Type:** Apartment



**801/32 Bray St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Apartment



**317/32 Bray St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 29/04/2025  
**Property Type:** Unit

**Account - Little Real Estate | P: 07 3037 0255**



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