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	617/32 Bray Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000	&	\$320,000
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Median sale price

Median price	\$677,000	Pro	perty Type Un	it		Suburb	South Yarra
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	314/470 St Kilda Rd MELBOURNE 3004	\$352,250	20/06/2025
2	326/15 Clifton St PRAHRAN 3181	\$375,000	04/06/2025
3	823/32 Bray St SOUTH YARRA 3141	\$290,000	05/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 15:58









Property Type: Apartment Land Size: 1894 sqm approx

Agent Comments

Indicative Selling Price \$300,000 - \$320,000 **Median Unit Price** June quarter 2025: \$677,000

Comparable Properties



314/470 St Kilda Rd MELBOURNE 3004 (REI)

Price: \$352,250 Method: Private Sale Date: 20/06/2025

Property Type: Apartment

Agent Comments



326/15 Clifton St PRAHRAN 3181 (REI)



Agent Comments

Price: \$375,000 Method: Private Sale Date: 04/06/2025

Property Type: Apartment

823/32 Bray St SOUTH YARRA 3141 (REI/VG)

Price: \$290,000 Method: Private Sale

Date: 05/02/2025 Property Type: Apartment **Agent Comments**

Account - Little Real Estate | P: 07 3037 0255





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