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 617/32 Bray Street, South Yarra Vic 3141

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gc | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-------------|
| Range betweer | \$285,000 | | & | | \$310,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$677,000 | Pro | operty Type | Unit | | | Suburb | South Yarra |
| Period - From | 01/04/2025 | to | 30/06/2025 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress 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



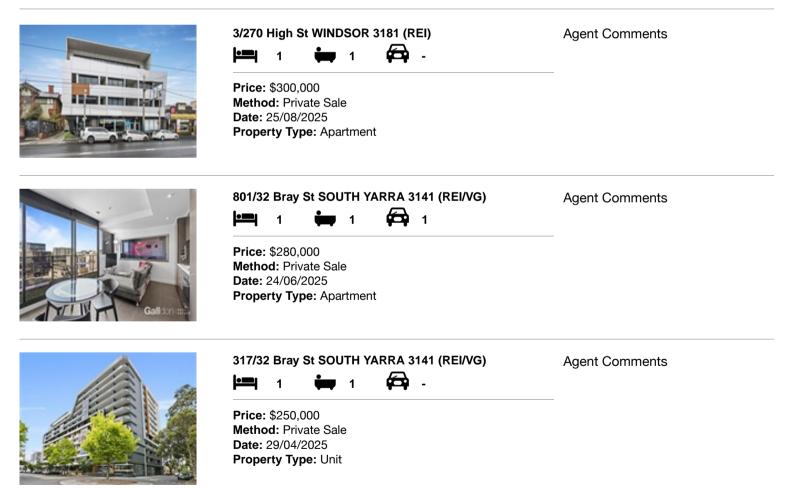






Property Type: Apartment **Land Size:** 1894 sqm approx Agent Comments Indicative Selling Price \$285,000 - \$310,000 Median Unit Price June quarter 2025: \$677,000

Comparable Properties



Account - Little Real Estate | P: 07 3037 0255



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