

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

7/225 WILLIAMS 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

\$1,190,000

&

\$1,309,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

1401/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$1,408,880	01-Nov-24
2/10 LALBERT CRESCENT PRAHRAN VIC 3181	\$1,350,000	17-Sep-24
20/2 SHIPLEY STREET SOUTH YARRA VIC 3141	\$1,450,000	16-Sep-24

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: 11 November 2024



1401/1 ALMEIDA CRESCENT SOUTH Sold Price ^{RS} **\$1,408,880** Sold Date **01-Nov-24**
YARRA VIC 3141

3 2 2

Distance **0.91km**



2/10 LALBERT CRESCENT Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **17-Sep-24**
PRAHRAN VIC 3181

3 2 2

Distance **1.45km**



20/2 SHIPLEY STREET SOUTH Sold Price ^{RS} **\$1,450,000** Sold Date **16-Sep-24**
YARRA VIC 3141

3 2 2

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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