

# 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

7/229 Williams Road, 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 \$635,000 & \$675,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 18/06/2024 to 17/06/2025 Source Property Data

### 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	1/24 Fitzgerald St SOUTH YARRA 3141	\$675,000	15/05/2025
2	1/17-23 Mona Pl SOUTH YARRA 3141	\$658,500	10/05/2025
3	42/108 Greville St PRAHRAN 3181	\$675,000	07/05/2025

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:

18/06/2025 13:13

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$635,000 - \$675,000

**Median Unit Price**

18/06/2024 - 17/06/2025: \$580,000

## Comparable Properties

**1/24 Fitzgerald St SOUTH YARRA 3141 (REI)**

Agent Comments

**Price:** \$675,000**Method:** Private Sale**Date:** 15/05/2025**Property Type:** Apartment**1/17-23 Mona Pl SOUTH YARRA 3141 (REI)**

Agent Comments

**Price:** \$658,500**Method:** Auction Sale**Date:** 10/05/2025**Property Type:** Apartment**42/108 Greville St PRAHRAN 3181 (REI)**

Agent Comments

**Price:** \$675,000**Method:** Private Sale**Date:** 07/05/2025**Property Type:** Apartment

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