

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

7/35 FITZGERALD STREET 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2024

to

30 Apr 2025

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

9/35 FITZGERALD STREET SOUTH YARRA VIC 3141	\$405,000	18-Feb-25
11/87 CAROLINE STREET SOUTH YARRA VIC 3141	\$407,500	06-Dec-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: 02 May 2025



**9/35 FITZGERALD STREET SOUTH
YARRA VIC 3141**

Sold Price

\$405,000

Sold Date

18-Feb-25



1



1



1

Distance

0km



**11/87 CAROLINE STREET SOUTH
YARRA VIC 3141**

Sold Price

\$407,500

Sold Date

06-Dec-24



1



1



1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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