

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

7/86 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$680,000

&

\$745,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2024

to 31/03/2025

Source 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	Price	Date of sale
1	506/105 High St PRAHRAN 3181	\$717,500	24/04/2025
2	1707/665 Chapel St SOUTH YARRA 3141	\$687,000	01/04/2025
3	210/38 Cunningham St SOUTH YARRA 3141	\$739,000	14/02/2025

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:

05/05/2025 14:16



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000 - \$745,000

Median Unit Price

Year ending March 2025: \$580,000

Comparable Properties



506/105 High St PRAHRAN 3181 (REI)

Agent Comments

2
 2
 1

Price: \$717,500

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment



1707/665 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

2
 2
 1

Price: \$687,000

Method: Private Sale

Date: 01/04/2025

Property Type: Apartment



210/38 Cunningham St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 1

Price: \$739,000

Method: Private Sale

Date: 14/02/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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