

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

11/9 BALMORAL 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

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

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

1224/572 ST KILDA ROAD MELBOURNE VIC 3004	\$270,000	22-Apr-25
506/33 CLAREMONT STREET SOUTH YARRA VIC 3141	\$312,000	02-Apr-25
13/14 TIVOLI ROAD SOUTH YARRA VIC 3141	\$315,500	01-Apr-25

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: 12 May 2025



**1224/572 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

^{RS} **\$270,000**

Sold Date **22-Apr-25**

Distance **1.11km**



**506/33 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1  1  1

Sold Price

^{RS} **\$312,000** ^{UN}

Sold Date **02-Apr-25**

Distance **1.03km**



**13/14 TIVOLI ROAD SOUTH YARRA
VIC 3141**

 1  1  1

Sold Price

^{RS} **\$315,500** ^{UN}

Sold Date **01-Apr-25**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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