

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

8/939 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2025

to 31/03/2026

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	5/4 Davidson St SOUTH YARRA 3141	\$620,000	27/02/2026
2	17/30 Mona PI SOUTH YARRA 3141	\$645,000	22/01/2026
3	5/957 Punt Rd SOUTH YARRA 3141	\$670,000	21/11/2025

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:

17/04/2026 10:08



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
Year ending March 2026: \$610,000

Comparable Properties



5/4 Davidson St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment



17/30 Mona PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$645,000
Method: Sold Before Auction
Date: 22/01/2026
Property Type: Apartment



5/957 Punt Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 21/11/2025
Property Type: Apartment