

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
806/1 Almeida Cres, South Yarra, Vic 3141

Indicative selling price

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

range between \$595,000

&

\$654,000

Median sale price

Median price \$550,000 Property type *Unit* Suburb South Yarra

Period - From 01/11/2024 to 31/10/2025 Source  PropTrack

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
801/1 Almeida Crescent, South Yarra, VIC 3141	\$638,000	23/05/2025
5/70-72 Canterbury Road, Toorak, VIC 3142	\$600,000	19/05/2025
312/99 River Street, South Yarra, VIC 3141	\$622,500	23/10/2025

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: 07/11/2025