

# 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

9/113 Park Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$677,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2025

to

30/06/2025

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 | 2/29 Lang St SOUTH YARRA 3141         | \$1,010,000 | 10/09/2025   |
| 2 | 4/60 Leopold St SOUTH YARRA 3141      | \$1,095,000 | 23/08/2025   |
| 3 | 53/449-453 St Kilda Rd MELBOURNE 3004 | \$1,100,000 | 20/09/2025   |

**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:

29/09/2025 12:19

9/113 Park Street, South Yarra Vic 3141



Andrew James  
03 9509 0411  
0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

June quarter 2025: \$677,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/29 Lang St SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 -

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 10/09/2025

**Property Type:** Unit



**4/60 Leopold St SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 -

**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** Apartment



**53/449-453 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

2 1 1

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 20/09/2025

**Property Type:** Apartment

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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