Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	902/18 Yarra Street, South Yarra Vic 3141
posicode	

Indicative selling price

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

	Range between	\$395,000	&	\$434,500
--	---------------	-----------	---	-----------

Median sale price

Median price	\$600,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/10/2024	to	30/09/2025		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

Au	areas or comparable property	1 1100	Date of Sale
1	11/21 Wilson St SOUTH YARRA 3141	\$420,000	07/11/2025
2	3/213 Williams Rd SOUTH YARRA 3141	\$397,000	29/10/2025
3	1416/12-14 Claremont St SOUTH YARRA 3141	\$399,000	13/10/2025

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:	11/11/2025 11:11



Date of sale







Property Type: Apartment

Agent Comments

Indicative Selling Price \$395,000 - \$434,500 Median Unit Price

Year ending September 2025: \$600,000

Comparable Properties



11/21 Wilson St SOUTH YARRA 3141 (REI)

•=

1

—

Æ

1

Agent Comments

Price: \$420,000 Method: Private Sale Date: 07/11/2025

Property Type: Apartment



3/213 Williams Rd SOUTH YARRA 3141 (REI)

1

Date: 29/10/2025



1

1

Price: \$397,000 Method: Private Sale

Property Type: Apartment

Agent Comments

Agent Comments



1416/12-14 Claremont St SOUTH YARRA 3141 (REI)

=1

4



1

Price: \$399,000 Method: Private Sale Date: 13/10/2025

Property Type: Apartment





Account - VICPROP | P: 03 8888 1011

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.