Statement of Information

Address Section

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Including suburb and postcode						
ndicative selling price						

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

Range between \$850,000	&	\$930,000
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Median sale price

Median price \$677,00	0 Pro	operty Type	Jnit	Suburb	South Yarra
Period - From 01/04/20)25 to	30/06/2025	So	urce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	705/18 Yarra St SOUTH YARRA 3141	\$850,000	27/06/2025
2	39/376-380 Toorak Rd SOUTH YARRA 3141	\$950,000	17/03/2025
3			

OR

В* 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:	15/09/2025 09:37



Date of sale







Agent Comments

Indicative Selling Price \$850,000 - \$930,000 Median Unit Price June quarter 2025: \$677,000

Comparable Properties



705/18 Yarra St SOUTH YARRA 3141 (REI/VG)

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Price: \$850,000 **Method:** Private Sale **Date:** 27/06/2025

Property Type: Apartment

Agent Comments



39/376-380 Toorak Rd SOUTH YARRA 3141 (REI)

3 🙀 2 🛱

Price: \$950,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: Apartment

Agent Comments

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.

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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