

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

95-97 MILLSWYN STREET, SOUTH YARRA, VIC 3141

Indicative selling price

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

Price Range:

\$4,050,000 to \$4,150,000

Median sale price

Median price

\$1,715,000

Property type

House


Suburb

SOUTH YARRA

Period

01 December 2024 to 28 February 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 TIVOLI RD, SOUTH YARRA, VIC 3141	\$3,950,000	23/11/2024
15 PERTH ST, PRAHRAN, VIC 3181	\$4,200,000	16/10/2024
47 NICHOLSON ST, SOUTH YARRA, VIC 3141	**\$4,125,000	14/12/2024

This Statement of Information was prepared on:

08/04/2025