Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Trainge between \$400,000	Range between	\$360,000	&	\$395,000
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Median sale price

Median price	\$677,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/04/2025	to	30/06/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	4/24 Hawksburn Rd SOUTH YARRA 3141	\$368,000	02/06/2025
2	9/19 Ellesmere Rd WINDSOR 3181	\$400,000	07/04/2025
3	19/273 Williams Rd SOUTH YARRA 3141	\$390,000	14/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2025 22:17
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Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$360,000 - \$395,000 **Median Unit Price** June quarter 2025: \$677,000

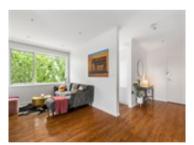
Comparable Properties



4/24 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

Price: \$368,000 Method: Private Sale Date: 02/06/2025 Property Type: Unit

Agent Comments



9/19 Ellesmere Rd WINDSOR 3181 (REI)





Agent Comments

Agent Comments

Price: \$400,000

Method: Sold Before Auction

Date: 07/04/2025

Property Type: House (Res)



19/273 Williams Rd SOUTH YARRA 3141 (REI/VG)

Price: \$390,000

Date: 14/02/2025 Property Type: Unit

Method: Private Sale

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





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