

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

13/26 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$345,000 & \$360,000

Median sale price

Median price \$610,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2025 to 31/03/2026 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	506/20 Garden St SOUTH YARRA 3141	\$356,000	06/05/2026
2	629/572 St Kilda Rd MELBOURNE 3004	\$270,000	06/05/2026
3	G4/52 Darling St SOUTH YARRA 3141	\$340,000	21/04/2026

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:

09/06/2026 15:43

13/26 Darling Street, South Yarra Vic 3141



1 1 0

Rooms: 2

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price

\$345,000 - \$360,000

Median Unit Price

Year ending March 2026: \$610,000

Comparable Properties



506/20 Garden St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$356,000

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment



629/572 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 -

Price: \$270,000

Method: Private Sale

Date: 06/05/2026

Property Type: Apartment

Land Size: 44 sqm approx



G4/52 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$340,000

Method: Private Sale

Date: 21/04/2026

Property Type: Apartment

Account - McGrath South Yarra



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