

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

4/24 FITZGERALD STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

6/49 DAVIS AVENUE SOUTH YARRA VIC 3141	\$550,000	24-Oct-25
15/43 DAVIS AVENUE SOUTH YARRA VIC 3141	\$572,500	12-Sep-25
16/36 CROMWELL ROAD SOUTH YARRA VIC 3141	\$552,000	11-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 27 January 2026



**6/49 DAVIS AVENUE SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$550,000** Sold Date **24-Oct-25**

Distance **0.36km**



**15/43 DAVIS AVENUE SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$572,500** Sold Date **12-Sep-25**

Distance **0.33km**



**16/36 CROMWELL ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$552,000** Sold Date **11-Oct-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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