

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

10/4 WITCHWOOD CLOSE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 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

23/30 MURPHY STREET SOUTH YARRA VIC 3141	\$715,000	08-Apr-25
6/7 ARGO STREET SOUTH YARRA VIC 3141	\$715,000	02-May-25
1/24 FITZGERALD STREET SOUTH YARRA VIC 3141	\$675,000	15-May-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: 29 July 2025



**23/30 MURPHY STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

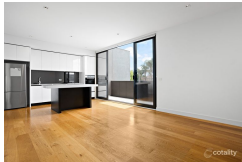
\$715,000

Sold Date

08-Apr-25

Distance

0.51km



**6/7 ARGO STREET SOUTH YARRA
VIC 3141**

 2  1  1

Sold Price

Sold Date

02-May-25

Distance

1.13km



**1/24 FITZGERALD STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

\$675,000

Sold Date

15-May-25

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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