

# 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 3102/1 Almeida Crescent, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/12/2025 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	19/85 Alexandra Av SOUTH YARRA 3141	\$1,150,000	08/12/2025
2	604/576-578 St Kilda Rd MELBOURNE 3004	\$1,050,000	06/11/2025
3	805/633 Church St RICHMOND 3121	\$1,251,750	17/09/2025

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: 04/02/2026 23:41

3102/1 Almeida Crescent, South Yarra Vic 3141



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Unit Price**  
December quarter 2025: \$618,750

## Comparable Properties



**19/85 Alexandra Av SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** Apartment

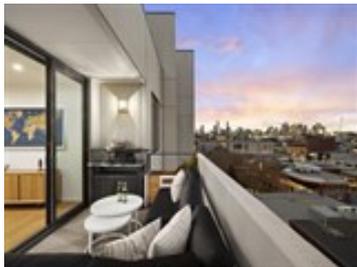


**604/576-578 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Apartment



**805/633 Church St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$1,251,750  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** Apartment

**Account - McGrath South Yarra**



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