

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

12/26 DARLING 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

\$360,000

&

\$390,000

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

Corelogic

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

2110/3 YARRA STREET SOUTH YARRA VIC 3141	\$385,000	30-Jan-25
1110/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$375,000	24-Apr-25
708/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$360,000	06-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: 11 July 2025



**2110/3 YARRA STREET SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

\$385,000

Sold Date

30-Jan-25

Distance

0.15km



**1110/14 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1  1  1

Sold Price

\$375,000

Sold Date

24-Apr-25

Distance

0.21km



**708/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

\$360,000

Sold Date

06-May-25

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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