

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

7/35 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2024

to

30 Apr 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

9/35 FITZGERALD STREET SOUTH YARRA VIC 3141	\$405,000	18-Feb-25
11/87 CAROLINE STREET SOUTH YARRA VIC 3141	\$407,500	06-Dec-24

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: 02 May 2025



9/35 FITZGERALD STREET SOUTH Sold Price **\$405,000** Sold Date **18-Feb-25**
YARRA VIC 3141

1 1 1 Distance **0km**



11/87 CAROLINE STREET SOUTH Sold Price **\$407,500** Sold Date **06-Dec-24**
YARRA VIC 3141

1 1 1 Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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