

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

12/56 Darling Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$295,000

&

\$320,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2024

to

30/06/2025

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	108/7 King St PRAHRAN 3181	\$315,000	30/05/2025
2	12/298 Williams Rd TOORAK 3142	\$330,000	19/02/2025
3	10/17 Darling St SOUTH YARRA 3141	\$304,000	10/02/2025

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:

16/07/2025 10:57

12/56 Darling Street, South Yarra Vic 3141



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$295,000 - \$320,000

Median Unit Price

Year ending June 2025: \$610,000



Rooms: 2

Property Type: Flat

Land Size: 1465.935 sqm approx

Agent Comments

Comparable Properties



108/7 King St PRAHRAN 3181 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment



12/298 Williams Rd TOORAK 3142 (REI)

Agent Comments



Price: \$330,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Unit



10/17 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$304,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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