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

G01/8 Bond Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$600,000	&	\$650,000					
Median sale price								
Median price	\$580,000	Property Type	Jnit	Suburb	South Yarra			
Period - From	24/06/2024	to 23/06/2025	Sou	urce Property	/ Data			

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.

Ade	dress of comparable property	Price	Date of sale
1	104/36 Wilson St SOUTH YARRA 3141	\$605,000	14/05/2025
2	1602/7 Yarra St SOUTH YARRA 3141	\$646,000	22/02/2025
3	301/200 Toorak Rd SOUTH YARRA 3141	\$650,000	22/02/2025

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:

24/06/2025 15:02



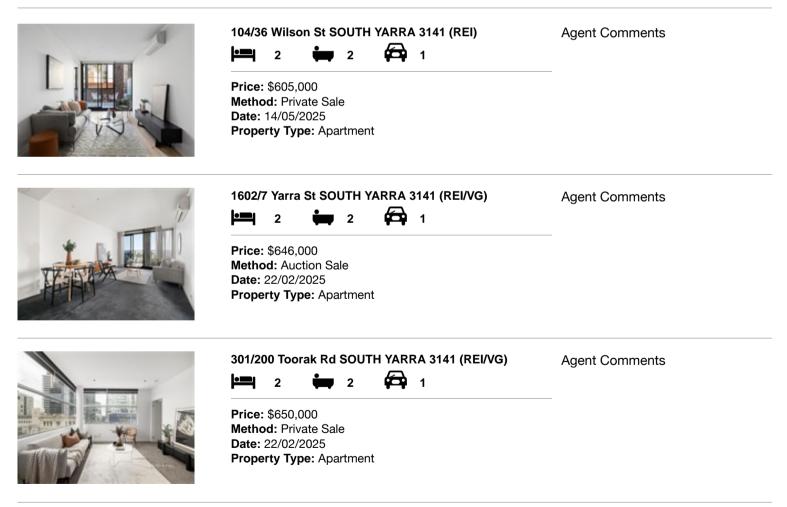






Property Type: Strata Unit Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 24/06/2024 - 23/06/2025: \$580,000

Comparable Properties



Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



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