

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

118/9 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$675,000

&

\$740,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

15/07/2024

to

14/07/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	1/9 Darling St SOUTH YARRA 3141	\$718,000	18/06/2025
2	1301/18 Claremont St SOUTH YARRA 3141	\$730,500	18/06/2025
3	506/105 High St PRAHRAN 3181	\$717,500	24/04/2025

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:

15/07/2025 09:05



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$675,000 - \$740,000
Median Unit Price
15/07/2024 - 14/07/2025: \$580,000

Comparable Properties



1/9 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$718,000
Method: Private Sale
Date: 18/06/2025
Property Type: Apartment



1301/18 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$730,500
Method: Sold Before Auction
Date: 18/06/2025
Property Type: Apartment
Land Size: 82 sqm approx



506/105 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$717,500
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment