### 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

4/16a Macfarlan Lane, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$2,100,000	Pro	operty Type	Hous	se		Suburb	South Yarra
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/16a Macfarlan La SOUTH YARRA 3141	\$1,285,000	03/06/2025
2	2/29 Park St SOUTH YARRA 3141	\$1,450,000	04/03/2025
3	106 Cremorne St CREMORNE 3121	\$1,310,000	25/02/2025

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:

21/07/2025 15:51



# **JellisCraig**

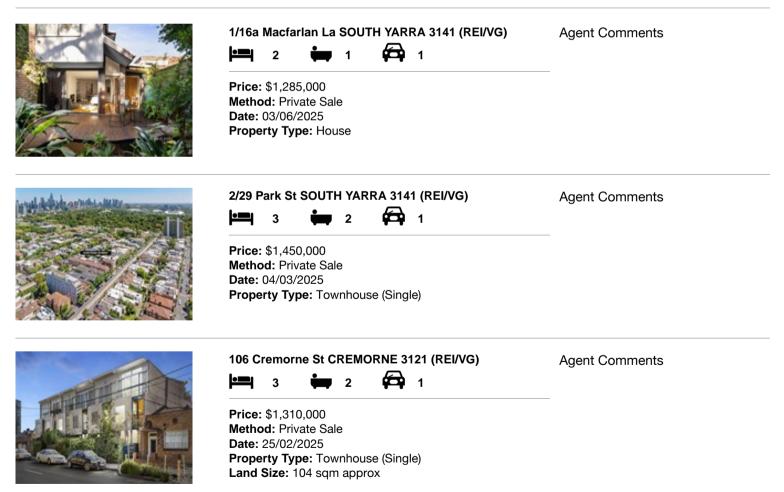




**Property Type:** House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2025: \$2,100,000

## **Comparable Properties**



Account - Jellis Craig | P: 03 9864 5000



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