## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/13 Howitt Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$385,000		&		\$420,000			
Median sale pi	rice							
Median price	\$677,000	Pro	operty Type	Unit			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	11/274a Domain Rd SOUTH YARRA 3141	\$385,000	10/07/2025
2	11/23 The Avenue WINDSOR 3181	\$385,000	07/07/2025
3	13/13 Howitt St SOUTH YARRA 3141	\$360,000	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:

14/07/2025 13:49









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$385,000 - \$420,000 **Median Unit Price** June quarter 2025: \$677,000

# **Comparable Properties**



Price: \$385,000 Method: Sold Before Auction Date: 10/07/2025 Property Type: Apartment

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1

11/23 The Avenue WINDSOR 3181 (REI)

11/274a Domain Rd SOUTH YARRA 3141 (REI)



Price: \$385.000

Method: Sold Before Auction Date: 07/07/2025 Property Type: Apartment

13/13 Howitt St SOUTH YARRA 3141 (REI/VG) 1

Agent Comments

Agent Comments

Agent Comments



Price: \$360,000 Method: Private Sale Date: 25/02/2025 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



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