

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

7/41 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$690,000

&

\$745,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2025

to

31/03/2025

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	702/649 Chapel St SOUTH YARRA 3141	\$720,000	24/06/2025
2	1301/18 Claremont St SOUTH YARRA 3141	\$730,500	18/06/2025
3	103/6 Cromwell Rd SOUTH YARRA 3141	\$710,000	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:

02/07/2025 16:20

7/41 Rockley Road, South Yarra Vic 3141



Mackenzie Field
9810 5000
0487 336 490

MackenzieField@jellisrcraig.com.au

Indicative Selling Price

\$690,000 - \$745,000

Median Unit Price

March quarter 2025: \$580,000



2 2 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



702/649 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$720,000

Method: Private Sale

Date: 24/06/2025

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



103/6 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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