

# 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

4/22-24 Darling Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000

&

\$594,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2024

to 30/06/2025

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	10/31 Upton Rd WINDSOR 3181	\$540,000	24/04/2025
2	2/43 Davis Av SOUTH YARRA 3141	\$570,000	25/03/2025
3	6/1 Rockley Rd SOUTH YARRA 3141	\$595,000	15/03/2025

**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 15:54



2 1 1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$540,000 - \$594,000  
Median Unit Price  
Year ending June 2025: \$610,000

## Comparable Properties



10/31 Upton Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000  
Method: Sold Before Auction  
Date: 24/04/2025  
Property Type: Apartment



2/43 Davis Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000  
Method: Private Sale  
Date: 25/03/2025  
Property Type: Apartment



6/1 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: Apartment