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

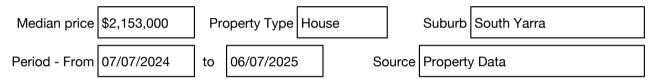
28 Grosvenor Street, South Yarra Vic 3141

Indicative selling price

			/ / .
For the meaning of this	nrice see	consumer vic dov a	1/underguoting
For the meaning of this	prioc 300	oonsumer.vio.gov.u	a/ unaciquoting

Single price \$3,750,000

Median sale price



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	30 Upton Rd WINDSOR 3181	\$3,647,000	17/04/2025
2	18 Oxford St SOUTH YARRA 3141	\$3,770,000	23/03/2025
3	21b Avoca St SOUTH YARRA 3141	\$3,450,000	11/03/2025

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:

07/07/2025 09:31







Property Type: Agent Comments Indicative Selling Price \$3,750,000 Median House Price 07/07/2024 - 06/07/2025: \$2,153,000

Comparable Properties

30 Upton Rd WINDSOR 3181 (REI) 4 3 3 3 Price: \$3,647,000 Method: Private Sale Date: 17/04/2025 Property Type: House	Agent Comments
18 Oxford St SOUTH YARRA 3141 (REI/VG) 13 1 2 1 2 1 2 2 Price: \$3,770,000 Method: Private Sale Date: 23/03/2025 Property Type: House Land Size: 256 sqm approx	Agent Comments
21b Avoca St SOUTH YARRA 3141 (VG) → 3 → → → → → → → → → → → → → → → → → →	Agent Comments

Account - Marshall White | P: 03 9822 9999



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.