

# 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 price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$3,750,000

### Median sale price

Median price \$2,153,000

Property Type House

Suburb South Yarra

Period - From 07/07/2024

to 06/07/2025

Source Property Data

### 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



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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)

Agent Comments

4 3 3

Price: \$3,647,000  
Method: Private Sale  
Date: 17/04/2025  
Property Type: House



18 Oxford St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$3,770,000  
Method: Private Sale  
Date: 23/03/2025  
Property Type: House  
Land Size: 256 sqm approx



21b Avoca St SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$3,450,000  
Method: Sale  
Date: 11/03/2025  
Property Type: House (Res)  
Land Size: 164 sqm approx

Account - Marshall White | P: 03 9822 9999



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