

## 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

8/65 ALBION 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) (\*Delete single price or range as applicable)

Single Price

\$489,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

2/6-8 MONA PLACE SOUTH YARRA VIC 3141	\$495,000	27-May-25
16/166W TOORAK ROAD SOUTH YARRA VIC 3141	\$495,000	24-Mar-25
8/23 WILLIAM STREET SOUTH YARRA VIC 3141	\$520,000	23-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 18 July 2025

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**2/6-8 MONA PLACE SOUTH YARRA VIC 3141** Sold Price **\$495,000** Sold Date **27-May-25**

1 1 1

Distance **0.73km**



**16/166W TOORAK ROAD SOUTH YARRA VIC 3141** Sold Price Sold Date **24-Mar-25**

1 1 1

Distance **0.67km**



**8/23 WILLIAM STREET SOUTH YARRA VIC 3141** Sold Price **\$520,000** Sold Date **23-Feb-25**

1 1 1

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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