## 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	11/16 Cromwell Road, South Yarra Vic 3141
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$500,000	&	\$550,000
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### Median sale price

Median price	\$610,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	01/07/2024	to	30/06/2025	So	ource	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

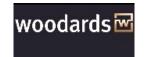
Add	dress of comparable property	Price	Date of sale
1	6/16 Cromwell Rd SOUTH YARRA 3141	\$515,000	02/07/2025
2	14/15 Kelvin Gr PRAHRAN 3181	\$536,000	29/05/2025
3	10/16 Cromwell Rd SOUTH YARRA 3141	\$502,500	01/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/07/2025 12:52









Rooms: 3

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending June 2025: \$610,000

# Comparable Properties



6/16 Cromwell Rd SOUTH YARRA 3141 (REI)

Price: \$515,000 Method: Private Sale Date: 02/07/2025

Property Type: Apartment

**Agent Comments** 



14/15 Kelvin Gr PRAHRAN 3181 (REI)

2



**Agent Comments** 

Price: \$536,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment

10/16 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Price: \$502,500 Method: Private Sale Date: 01/02/2025

Property Type: Apartment

**Agent Comments** 

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504



