

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

26 HOWITT STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

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

Cotality

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

77 PRIDHAM STREET PRAHRAN VIC 3181

\$1,205,000

29-Mar-25

43 HORNBY STREET WINDSOR VIC 3181

\$1,175,000

03-May-25

5 MYRTLE STREET SOUTH YARRA VIC 3141

\$1,180,000

29-Mar-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: 29 July 2025



**77 PRIDHAM STREET PRAHRAN
VIC 3181**

Sold Price

\$1,205,000

Sold Date

29-Mar-25

 2

 1

 1

Distance

0.6km



**43 HORNBY STREET WINDSOR VIC
3181**

Sold Price

\$1,175,000

Sold Date

03-May-25

 2

 1

 1

Distance

1km



**5 MYRTLE STREET SOUTH YARRA
VIC 3141**

Sold Price

\$1,180,000

Sold Date

29-Mar-25

 2

 1

 1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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