

# 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

202/4 Cromwell Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$677,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2025

to

30/06/2025

Source 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	Price	Date of sale
1	7/4 Cromwell Rd SOUTH YARRA 3141	\$1,300,600	15/07/2025
2			
3			

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:

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2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$1,250,000 - \$1,350,000  
Median Unit Price  
June quarter 2025: \$677,000

## Comparable Properties



7/4 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,300,600  
Method: Private Sale  
Date: 15/07/2025  
Property Type: Apartment

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. 7/4 Cromwell Road, South Yarra is the only comparable property that has sold in the last six months.