Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,715,000

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,760,000
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Median sale price

Median price	\$2,100,000	Pro	perty Type	louse]	Suburb	South Yarra
Period - From	01/04/2025	to	30/06/2025	Se	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

10 Cliff St SOUTH YARRA 3141

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.

Add	dress of comparable property	Price	Date of sale
1	9 Lang St SOUTH YARRA 3141	\$1,630,000	17/05/2025
2	37 Tyrone St SOUTH YARRA 3141	\$1,580,000	12/04/2025

OR

3

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:	15/07/2025 10:50



21/02/2025







Property Type: House **Land Size:** 208 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price June quarter 2025: \$2,100,000

Comparable Properties



9 Lang St SOUTH YARRA 3141 (REI)

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a .

Agent Comments

165sqm

Price: \$1,630,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: House (Res)



37 Tyrone St SOUTH YARRA 3141 (REI/VG)

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2



, 1



Agent Comments

Price: \$1,580,000 Method: Auction Sale Date: 12/04/2025 Property Type: House Land Size: 211 sqm approx



10 Cliff St SOUTH YARRA 3141 (REI/VG)

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2



2



Agent Comments

Price: \$1,715,000

Method: Sold Before Auction

Date: 21/02/2025

Property Type: House (Res) **Land Size:** 196 sqm approx

Account - RT Edgar | P: 03 9826 1000





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