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	8/274a Domain 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	\$410,000	&	\$450,000

Median sale price

Median price	\$580,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/01/2025	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	4/67 Murphy St SOUTH YARRA 3141	\$445,000	18/03/2025
2	9/35 Fitzgerald St SOUTH YARRA 3141	\$405,000	17/02/2025
3	4/4 Ralston St SOUTH YARRA 3141	\$440,000	06/02/2025

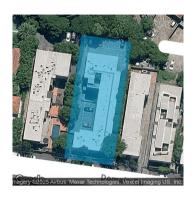
OR

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:	27/06/2025 14:30







Rooms: 2

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$410,000 - \$450,000 **Median Unit Price** March quarter 2025: \$580,000

Comparable Properties



4/67 Murphy St SOUTH YARRA 3141 (REI/VG)

Price: \$445,000 Method: Private Sale Date: 18/03/2025 Property Type: Unit

Agent Comments



9/35 Fitzgerald St SOUTH YARRA 3141 (REI/VG)





Agent Comments

Price: \$405,000 Method: Private Sale Date: 17/02/2025 Property Type: Unit



4/4 Raiston St SOUTH YARRA 3141 (REI/VG)





Price: \$440,000 Method: Private Sale Date: 06/02/2025

Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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