Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25/17-21 Tivoli Place, South Yarra Vic 3141

Indicative selling price

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

Range between \$770,000 & \$820,000	Range between	\$770,000	&	\$820,000
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Median sale price

Median price	\$610,000	Pro	perty Type	Jnit		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	7/41 Rockley Rd SOUTH YARRA 3141	\$772,000	26/07/2025
2	3/12 Cromwell Rd SOUTH YARRA 3141	\$803,000	06/06/2025
3	10/7 Rockley Rd SOUTH YARRA 3141	\$770,000	21/05/2025

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:	31/07/2025 16:31







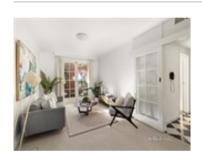


Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$770,000 - \$820,000 **Median Unit Price** Year ending June 2025: \$610,000

Comparable Properties



7/41 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

Price: \$772,000 Method: Auction Sale Date: 26/07/2025

Property Type: Apartment

3/12 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

2





Price: \$803,000

Method: Sold Before Auction

Date: 06/06/2025

Property Type: Apartment

Agent Comments



10/7 Rockley Rd SOUTH YARRA 3141 (REI)





Price: \$770,000 Method: Private Sale Date: 21/05/2025

Property Type: Apartment

Agent Comments

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



