Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8/247 Williams 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	\$700,000	&	\$770,000
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Median sale price

Median price	\$677,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/04/2025	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

1	15/411 Toorak Rd TOORAK 3142	\$765,000	24/05/2025
2	7/86 Cromwell Rd SOUTH YARRA 3141	\$765,000	10/05/2025
3	5/316-320 Toorak Rd SOUTH YARRA 3141	\$770,000	22/04/2025

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:	23/07/2025 10:30



Date of sale

JellisCraig





Property Type: Apartment Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price June quarter 2025: \$677,000

Comparable Properties



15/411 Toorak Rd TOORAK 3142 (REI)

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Price: \$765,000 **Method:** Private Sale **Date:** 24/05/2025

Property Type: Apartment

Agent Comments



7/86 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

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Price: \$765,000 **Method:** Auction Sale **Date:** 10/05/2025

Property Type: Apartment

Agent Comments



5/316-320 Toorak Rd SOUTH YARRA 3141 (REI)

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Price: \$770,000 Method: Private Sale Date: 22/04/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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