

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

610/1 Almeida Crescent, South Yarra Vic 3141

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$580,000

Property 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	Price	Date of sale
1	7D/635 St Kilda Rd MELBOURNE 3004	\$635,000	15/04/2025
2	801/1 Almeida Cr SOUTH YARRA 3141	\$638,000	23/05/2025
3	905/243 Toorak Rd SOUTH YARRA 3141	\$645,000	15/01/2025

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:

25/06/2025 20:33



			1
			secure basement car space plus storage cage
1	1		

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 64 sqm sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2025: \$580,000

Comparable Properties



7D/635 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

	1		1		1
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Price: \$635,000
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment



801/1 Almeida Cr SOUTH YARRA 3141 (REI) **Agent Comments**

	1		1		2
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Price: \$638,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment



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905/243 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments

 1  -  -

Price: \$645,000
Method: Sale
Date: 15/01/2025
Property Type: Strata Unit/Flat

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



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