Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

610/1 Almeida Crescent, South Yarra Vic 3141
, and the second

Indicative selling price

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

Range between \$600,000 & \$650,000	Range between	\$600,000	&	\$650,000
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Median sale price

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

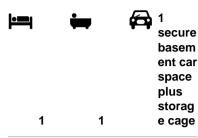
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/06/2025 20:33









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

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 64 sqm sqm approx

Agent Comments

Comparable Properties



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

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Price: \$635,000 **Method:** Private Sale **Date:** 15/04/2025

Property Type: Apartment

Agent Comments



801/1 Almeida Cr SOUTH YARRA 3141 (REI)

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Agent Comments

Price: \$638,000 **Method:** Private Sale **Date:** 23/05/2025

Property Type: Apartment

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









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Agent Comments

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



