

# 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

301/5 Davidson Street, South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

03/01/2025

to

02/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2401/18 Claremont St, South Yarra Vic	\$1,535,000	31/05/2025
1208/1 Almeida Cr, South Yarra Vic	\$1,250,000	30/05/2025
1201/661 Chapel St, South Yarra Vic	\$1,300,000	19/04/2025

This Statement of Information was prepared on:

03/07/2025