## 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	1/10 Cromwell 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	\$660,000	&	\$720,000
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### Median sale price

Median price	\$570,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	16/05/2024	to	15/05/2025	So	urce	Property	/ Data

## 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

Address of comparable property		Price	Date of sale
1	12/41 Rockley Rd SOUTH YARRA 3141	\$795,000	05/03/2025
2	17/33 Kensington Rd SOUTH YARRA 3141	\$681,500	13/01/2025
3	7/24 Mathoura Rd TOORAK 3142	\$680,000	24/12/2024

#### 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:	16/05/2025 13:16









Rooms: 4

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$660,000 - \$720,000 **Median Unit Price** 16/05/2024 - 15/05/2025: \$570,000

# Comparable Properties



12/41 Rockley Rd SOUTH YARRA 3141 (REI/VG)



**Agent Comments** 

Price: \$795,000 Method: Private Sale Date: 05/03/2025

Property Type: Apartment



17/33 Kensington Rd SOUTH YARRA 3141 (VG)





**Agent Comments** 

Price: \$681,500 Method: Sale Date: 13/01/2025

Property Type: Strata Unit/Flat



7/24 Mathoura Rd TOORAK 3142 (REI/VG)

Price: \$680,000 Method: Private Sale Date: 24/12/2024

Property Type: Apartment

**Agent Comments** 

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





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