

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

1/10 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

South Yarra

Period - From

16/05/2024

to

15/05/2025

Source

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	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 comparable properties 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



 2
  1
  1

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

 2
  2
  1

Price: \$795,000

Method: Private Sale

Date: 05/03/2025

Property Type: Apartment



17/33 Kensington Rd SOUTH YARRA 3141 (VG)

Agent Comments

 2
  -
  -

Price: \$681,500

Method: Sale

Date: 13/01/2025

Property Type: Strata Unit/Flat



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

Agent Comments

 2
  1
  -

Price: \$680,000

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment

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