

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

20/17-23 Mona Place, South Yarra Vic 3141

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 23/07/2024

to 22/07/2025

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	13/238 Toorak Rd SOUTH YARRA 3141	\$543,000	06/06/2025
2	1/240 Punt Rd PRAHRAN 3181	\$545,000	24/01/2025
3	26/27 Avoca St SOUTH YARRA 3141	\$590,000	20/03/2025

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:

23/07/2025 13:41



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

23/07/2024 - 22/07/2025: \$580,000

Comparable Properties



13/238 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$543,000

Method: Sold Before Auction

Date: 06/06/2025

Property Type: Apartment



1/240 Punt Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000

Method: Private Sale

Date: 24/01/2025

Property Type: Apartment



26/27 Avoca St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 20/03/2025

Property Type: Unit

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