Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	20/17-23 Mona Place, 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 \$530,000	&	\$570,000
-------------------------	---	-----------

Median sale price

Median price	\$580,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	23/07/2024	to	22/07/2025		Source	Property	v 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

Add	dress 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 comparableproperties 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









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)

Price: \$543,000

Method: Sold Before Auction

Date: 06/06/2025

Property Type: Apartment

Agent Comments



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

2





Agent Comments

Price: \$545,000 Method: Private Sale Date: 24/01/2025

Property Type: Apartment

26/27 Avoca St SOUTH YARRA 3141 (REI)

Price: \$590,000 Method: Private Sale Date: 20/03/2025 Property Type: Unit



Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.