

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

617/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$300,000

&

\$320,000

Median sale price

Median price

\$677,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	314/470 St Kilda Rd MELBOURNE 3004	\$352,250	20/06/2025
2	326/15 Clifton St PRAHRAN 3181	\$375,000	04/06/2025
3	823/32 Bray St SOUTH YARRA 3141	\$290,000	05/02/2025

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:

08/07/2025 15:58



1 1 1

Property Type: Apartment
Land Size: 1894 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
June quarter 2025: \$677,000

Comparable Properties



314/470 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 -

Price: \$352,250
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment



326/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment



823/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 05/02/2025
Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255