

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

21/17-23 Mona Place, South Yarra Vic 3141

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

South Yarra

Period - From

29/05/2024

to

28/05/2025

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	7/36 Kensington Rd SOUTH YARRA 3141	\$650,000	10/05/2025
2	1/17-23 Mona Pl SOUTH YARRA 3141	\$658,500	10/05/2025
3	16/29 Upton Rd WINDSOR 3181	\$615,500	07/05/2025

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:

29/05/2025 10:21



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
29/05/2024 - 28/05/2025: \$575,000

Comparable Properties



7/36 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Apartment



1/17-23 Mona Pl SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$658,500
Method: Auction Sale
Date: 10/05/2025
Property Type: Apartment



16/29 Upton Rd WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$615,500
Method: Sold Before Auction
Date: 07/05/2025
Property Type: Apartment