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 18/19-27 Argo Street, 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 \$1,300,000 \$1,400,000 &

Median sale price

Median price	\$1,367,500	Pro	perty Type	Townhou	use	Suburb	South Yarra
Period - From	28/08/2024	to	27/08/2025		Source	Property	⁷ 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	14 Aberdeen Rd PRAHRAN 3181	\$1,365,000	19/08/2025
2	4A/44 Murphy St SOUTH YARRA 3141	\$1,420,000	12/05/2025
3	15/23 Argo St SOUTH YARRA 3141	\$1,425,000	12/04/2025

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:	28/08/2025 14:56





Emily Sayers 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median Townhouse Price 28/08/2024 - 27/08/2025: \$1,367,500





Property Type: Townhouse Agent Comments

Comparable Properties



14 Aberdeen Rd PRAHRAN 3181 (REI)

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Price: \$1,365,000

Method: Sold Before Auction

Date: 19/08/2025

Property Type: House (Res)

Agent Comments



4A/44 Murphy St SOUTH YARRA 3141 (REI/VG)

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Price: \$1,420,000

Method: Sold Before Auction

Date: 12/05/2025

Property Type: House (Res)

Agent Comments



15/23 Argo St SOUTH YARRA 3141 (REI)

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Price: \$1,425,000 **Method:** Auction Sale **Date:** 12/04/2025

Property Type: House (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000





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