

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

18/19-27 Argo Street, South Yarra Vic 3141

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

Property Type Townhouse

Suburb South Yarra

Period - From 28/08/2024

to

27/08/2025

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	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 comparable properties 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



2 1 2

Property Type: Townhouse

Agent Comments

Comparable Properties



14 Aberdeen Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,365,000

Method: Sold Before Auction

Date: 19/08/2025

Property Type: House (Res)



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

Agent Comments

2 1 1

Price: \$1,420,000

Method: Sold Before Auction

Date: 12/05/2025

Property Type: House (Res)



15/23 Argo St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 2

Price: \$1,425,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)