

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 \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,320,000

Property Type Townhouse

Suburb South Yarra

Period - From 01/09/2024

to

31/08/2025

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	52 Hornby St WINDSOR 3181	\$1,262,500	19/07/2025
2	44 Commercial Rd PRAHRAN 3181	\$1,277,500	28/06/2025
3	1/16a Macfarlan La SOUTH YARRA 3141	\$1,285,000	03/06/2025

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:

01/09/2025 09:46



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



2 1 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
01/09/2024 - 31/08/2025: \$1,320,000

Comparable Properties



52 Hornby St WINDSOR 3181 (REI)

Agent Comments

2 1 2

Price: \$1,262,500
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 205 sqm approx



44 Commercial Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,277,500
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 169 sqm approx



1/16a Macfarlan La SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$1,285,000
Method: Private Sale
Date: 03/06/2025
Property Type: House