

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

Single price

\$1,375,000

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	14 Aberdeen Rd PRAHRAN 3181	\$1,365,000	27/08/2025
2	4/12 Marne St SOUTH YARRA 3141	\$1,290,000	24/08/2025
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:

01/10/2025 10:49



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,375,000
Median Unit Price
June quarter 2025: \$677,000

Comparable Properties



14 Aberdeen Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$1,365,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 118 sqm approx



4/12 Marne St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 1

Price: \$1,290,000
Method: Private Sale
Date: 24/08/2025
Property Type: Apartment



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