

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

\$1,350,000

Median sale price

Median price

\$1,432,500

Property Type

Townhouse

Suburb

South Yarra

Period - From

14/10/2024

to

13/10/2025

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	27/08/2025
2	7/4 Cromwell Rd SOUTH YARRA 3141	\$1,300,600	14/07/2025
3	2G/499 St Kilda Rd MELBOURNE 3004	\$1,325,000	30/04/2025

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:

14/10/2025 12:40



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2 1 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,350,000
Median Townhouse Price
14/10/2024 - 13/10/2025: \$1,432,500

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



7/4 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$1,300,600
Method: Private Sale
Date: 14/07/2025
Property Type: Unit



2G/499 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,325,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000



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