#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$550,000	&	\$600,000

#### Median sale price

Median price	\$590,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/07/2025	to	30/09/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	22/14 The Avenue WINDSOR 3181	\$565,000	15/10/2025
2	21/17-23 Mona PI SOUTH YARRA 3141	\$596,000	23/09/2025
3	1/10 Tivoli Rd SOUTH YARRA 3141	\$590,000	08/08/2025

#### 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:	21/10/2025 08:44



Date of sale











Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** September quarter 2025: \$590,000

## Comparable Properties



22/14 The Avenue WINDSOR 3181 (REI)

**Agent Comments** 

Price: \$565,000 Method: Private Sale Date: 15/10/2025

Property Type: Apartment

21/17-23 Mona PI SOUTH YARRA 3141 (REI)

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**Agent Comments** 

Price: \$596,000 Method: Auction Sale Date: 23/09/2025

Property Type: Apartment



1/10 Tivoli Rd SOUTH YARRA 3141 (REI)

**Agent Comments** 

Price: \$590,000 Method: Private Sale Date: 08/08/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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