

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

4/10 Tivoli Road, South Yarra Vic 3141

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

Property 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	Price	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



2
 1
 1

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

2
 1
 1

Price: \$565,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment



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

Agent Comments

2
 1
 1

Price: \$596,000

Method: Auction Sale

Date: 23/09/2025

Property Type: Apartment



1/10 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$590,000

Method: Private Sale

Date: 08/08/2025

Property Type: Apartment

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