

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

19 Balmoral Place, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,749,000

Median sale price

Median price

\$1,320,000

Property Type

Townhouse

Suburb

South Yarra

Period - From

04/10/2024

to

03/10/2025

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	1/12 Arthur St SOUTH YARRA 3141	\$1,765,000	28/06/2025
2	5 Duke St WINDSOR 3181	\$1,615,000	30/05/2025
3			

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:

04/10/2025 13:52



3 3 2

Property Type: House
Land Size: 124 sqm approx
Agent Comments

Indicative Selling Price
\$1,749,000
Median Townhouse Price
04/10/2024 - 03/10/2025: \$1,320,000

Comparable Properties



1/12 Arthur St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,765,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)



5 Duke St WINDSOR 3181 (REI/VG)

Agent Comments

3 3 2

Price: \$1,615,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)

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.