

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

1/14-18 Howitt Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$720,000 & \$790,000

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	8/247 Williams Rd SOUTH YARRA 3141	\$795,000	16/08/2025
2	17/20 St Edmonds Rd PRAHRAN 3181	\$800,000	21/07/2025
3	7/86 Cromwell Rd SOUTH YARRA 3141	\$765,000	10/05/2025

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:

16/09/2025 08:35



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

June quarter 2025: \$677,000

Comparable Properties



8/247 Williams Rd SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: \$795,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Apartment

Agent Comments

Main Road address, Contemporary style, 2 x bath, 0.53 km from subject property



17/20 St Edmonds Rd PRAHRAN 3181 (REI)

2 1 2

Price: \$800,000

Method: Sold Before Auction

Date: 21/07/2025

Property Type: Apartment

Agent Comments

Prahran location, 2 x bed, 1 x bath, 2 x car, 0.88km from subject property



7/86 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: \$765,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Apartment

Agent Comments

Older style complex, 2 x bed, 2 x bath, 1 x car, renovated, 0.7km from subject property

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