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	15/7A Motherwell Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000 &	\$450,000
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Median sale price

Median price	\$585,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	11/09/2024	to	10/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	9/17 Darling St SOUTH YARRA 3141	\$420,000	08/09/2025
2	8/65 Albion St SOUTH YARRA 3141	\$450,000	10/08/2025
3	10/54 Rockley Rd SOUTH YARRA 3141	\$450,000	01/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/09/2025 09:05





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Indicative Selling Price \$420,000 - \$450,000 **Median Unit Price** 11/09/2024 - 10/09/2025: \$585,000



Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Comparable Properties



9/17 Darling St SOUTH YARRA 3141 (REI)

Price: \$420,000 Method: Private Sale Date: 08/09/2025

Property Type: Apartment

Agent Comments



8/65 Albion St SOUTH YARRA 3141 (REI)





Agent Comments

Price: \$450,000 Method: Private Sale Date: 10/08/2025

Property Type: Apartment



10/54 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Price: \$450,000 Method: Private Sale Date: 01/08/2025

Property Type: Apartment Land Size: 1401 sqm approx **Agent Comments**

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





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