

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

303/28 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$572,500 Property Type Unit Suburb South Yarra

Period - From 27/05/2024 to 26/05/2025 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	503/10 Claremont St SOUTH YARRA 3141	\$460,000	29/04/2025
2	503/35 Malcolm St SOUTH YARRA 3141	\$430,000	15/02/2025
3	1907/2 Claremont St SOUTH YARRA 3141	\$440,000	06/12/2024

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:

27/05/2025 10:38



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
27/05/2024 - 26/05/2025: \$572,500

Comparable Properties



503/10 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000
Method: Private Sale
Date: 29/04/2025
Rooms: 1
Property Type: Apartment



503/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment



1907/2 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000
Method: Private Sale
Date: 06/12/2024
Property Type: Apartment

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