

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

1007/12 Yarra Street, South Yarra Vic 3141
--

Indicative selling price

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

Range between

\$500,000

 &

\$550,000

Median sale price

Median price

\$600,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/10/2024

 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	1/33 Claremont St SOUTH YARRA 3141	\$530,000	26/11/2025
2	712/582 St Kilda Rd MELBOURNE 3004	\$533,000	06/10/2025
3	609/8 Howard St RICHMOND 3121	\$559,000	05/09/2025

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:

10/12/2025 13:20



1
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending September 2025: \$600,000

Comparable Properties



1/33 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 1

Price: \$530,000

Method: Private Sale

Date: 26/11/2025

Property Type: Apartment



712/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1
 1
 1

Price: \$533,000

Method: Private Sale

Date: 06/10/2025

Property Type: Apartment



609/8 Howard St RICHMOND 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$559,000

Method: Private Sale

Date: 05/09/2025

Property Type: Apartment

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