

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 5a Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,490,000

Median sale price

Median price \$1,460,000

Property Type Townhouse

Suburb South Yarra

Period - From 25/03/2025

to 24/03/2026

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	65 Alfred St PRAHRAN 3181	\$1,510,000	10/12/2025
2	7/10 Lalbert Cr PRAHRAN 3181	\$1,552,000	14/11/2025
3	9 Ralston St SOUTH YARRA 3141	\$1,550,000	11/10/2025

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:

25/03/2026 15:41



 3
  2
  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,490,000

Median Townhouse Price

25/03/2025 - 24/03/2026: \$1,460,000

Comparable Properties



65 Alfred St PRAHRAN 3181 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,510,000

Method: Private Sale

Date: 10/12/2025

Property Type: House (Res)

Land Size: 230 sqm approx



7/10 Lalbert Cr PRAHRAN 3181 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,552,000

Method: Private Sale

Date: 14/11/2025

Property Type: Townhouse (Single)



9 Ralston St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,550,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000



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