

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 20/470 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$618,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2025

to 31/12/2025

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	16/14 Tivoli Rd SOUTH YARRA 3141	\$357,000	03/03/2026
2	416/338 Kings Way SOUTH MELBOURNE 3205	\$350,000	03/03/2026
3	10/1-3 Mcgrath Ct RICHMOND 3121	\$335,000	01/03/2026

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:

18/03/2026 16:53



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$339,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties



16/14 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$357,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment



416/338 Kings Way SOUTH MELBOURNE 3205 (REI)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment



10/1-3 Mcgrath Ct RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$335,000

Method: Private Sale

Date: 01/03/2026

Property Type: Apartment

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



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