

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

603/25 WILSON STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

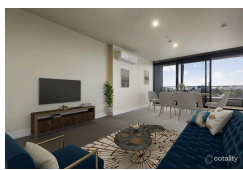
Date of sale

619/32 BRAY STREET SOUTH YARRA VIC 3141	\$580,000	20-Mar-26
708/32 BRAY STREET SOUTH YARRA VIC 3141	\$585,000	14-Apr-26
407/339 TOORAK ROAD SOUTH YARRA VIC 3141	\$550,000	07-Feb-26

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 6 months.~~

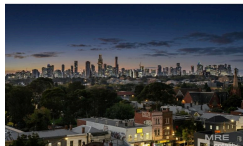
This Statement of Information was prepared on: 29 June 2026


**619/32 BRAY STREET SOUTH
YARRA VIC 3141**

 2
  1
  1

Sold Price **\$580,000** Sold Date **20-Mar-26**

Distance **0.14km**


**708/32 BRAY STREET SOUTH
YARRA VIC 3141**

 2
  1
  1

Sold Price **\$585,000** Sold Date **14-Apr-26**

Distance **0.14km**


**407/339 TOORAK ROAD SOUTH
YARRA VIC 3141**

 2
  1
  1

Sold Price **\$550,000** Sold Date **07-Feb-26**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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