

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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2025

to

31 Mar 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

403/25 WILSON STREET SOUTH YARRA VIC 3141	\$583,000	20-Dec-25
203/35 SIMMONS STREET SOUTH YARRA VIC 3141	\$575,000	01-Dec-25
708/32 BRAY STREET SOUTH YARRA VIC 3141	\$585,000	15-Apr-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: 30 April 2026



**403/25 WILSON STREET SOUTH
YARRA VIC 3141**

 2  2  1

Sold Price

\$583,000

Sold Date **20-Dec-25**

Distance

0km



**203/35 SIMMONS STREET SOUTH
YARRA VIC 3141**

 2  2  1

Sold Price

\$575,000

Sold Date **01-Dec-25**

Distance

0.12km



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

 2  1  1

Sold Price

^{RS} **\$585,000**

Sold Date **15-Apr-26**

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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