

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

7/49 Adams Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2025

to

30/06/2026

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	7/1 Rockley Rd SOUTH YARRA 3141	\$535,000	03/06/2026
2	15/1 Rockley Rd SOUTH YARRA 3141	\$560,000	13/04/2026
3	8/7 Davidson St SOUTH YARRA 3141	\$570,000	25/03/2026

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:

16/07/2026 07:26



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$590,000

Median Unit Price

Year ending June 2026: \$590,000

Comparable Properties



7/1 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$535,000

Method: Private Sale

Date: 03/06/2026

Property Type: Apartment

Land Size: 991 sqm approx



15/1 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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 1

Price: \$560,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment

Land Size: 991 sqm approx



8/7 Davidson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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 1

Price: \$570,000

Method: Private Sale

Date: 25/03/2026

Property Type: Apartment

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