

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2025

to

30 Apr 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

3/272-274 WALSH STREET SOUTH YARRA VIC 3141	\$655,000	27-Nov-25
8/25 QUEENS ROAD MELBOURNE VIC 3004	\$610,000	19-Dec-25
2/23 WILLIAM STREET SOUTH YARRA VIC 3141	\$645,000	27-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: 26 May 2026



**3/272-274 WALSH STREET SOUTH
YARRA VIC 3141**

 1
  1
  1

Sold Price

\$655,000

Sold Date **27-Nov-25**

Distance **0.92km**



**8/25 QUEENS ROAD MELBOURNE
VIC 3004**

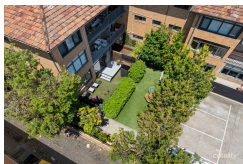
 1
  1
  1

Sold Price

\$610,000

Sold Date **19-Dec-25**

Distance **0.62km**



**2/23 WILLIAM STREET SOUTH
YARRA VIC 3141**

 1
  1
  1

Sold Price

\$645,000

Sold Date **27-Feb-26**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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