

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

15/10 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$720,000

 &

\$750,000

Median sale price

Median price

\$603,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/01/2026

 to

31/03/2026

 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	1/43 Rockley Rd SOUTH YARRA 3141	\$770,000	28/04/2026
2	208/3 Clara St SOUTH YARRA 3141	\$715,000	04/03/2026
3	3/19 Kensington Rd SOUTH YARRA 3141	\$730,000	14/02/2026

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:

04/05/2026 10:10



Rooms: 4
Property Type: Flat
Land Size: 1167.778 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$750,000
Median Unit Price
 March quarter 2026: \$603,000

Comparable Properties



1/43 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment



208/3 Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 04/03/2026
Property Type: Apartment



3/19 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Apartment

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