

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

1/435 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,190,000

&

\$1,300,000

Median sale price

Median price \$1,292,500

Property Type Townhouse

Suburb South Yarra

Period - From 06/08/2024

to

05/08/2025

Source

Property Data

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	9/168 Toorak Rd.W SOUTH YARRA 3141	\$1,201,688	06/06/2025
2	5/17 Park La SOUTH YARRA 3141	\$1,195,000	24/05/2025
3	911/55 Queens Rd MELBOURNE 3004	\$1,288,000	04/04/2025

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:

06/08/2025 11:26



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,300,000
Median Townhouse Price
06/08/2024 - 05/08/2025: \$1,292,500

Comparable Properties



9/168 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,201,688
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment



5/17 Park La SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,195,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Single)



911/55 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,288,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140