

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

302/24 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2025

to

31 Jan 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

2504/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$877,000	16-Dec-25
4/1A COOLULLAH AVENUE SOUTH YARRA VIC 3141	\$900,000	15-Nov-25
1209/12 YARRA STREET SOUTH YARRA VIC 3141	\$880,000	28-Sep-25

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: 13 February 2026



**2504/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$877,000** Sold Date **16-Dec-25**

Distance **0.58km**

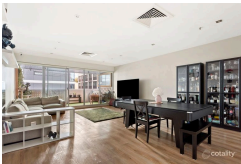


**4/1A COOLULLAH AVENUE SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$900,000** Sold Date **15-Nov-25**

Distance **0.73km**



**1209/12 YARRA STREET SOUTH
YARRA VIC 3141**

2 2 2

Sold Price **\$880,000** Sold Date **28-Sep-25**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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