

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

525/32 BRAY 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

208/32 BRAY STREET SOUTH YARRA VIC 3141	\$499,000	01-Apr-25
38 WILSON STREET SOUTH YARRA VIC 3141	\$500,000	28-Apr-25
503/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$460,000	29-Apr-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: 11 June 2025



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PROPERTY
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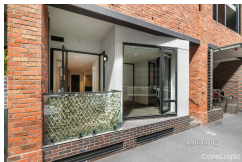


**208/32 BRAY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$499,000** Sold Date **01-Apr-25**

Distance **0km**



**38 WILSON STREET SOUTH YARRA
VIC 3141**

2 1 1

Sold Price **\$500,000** Sold Date **28-Apr-25**

Distance **0.12km**



**503/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 1 1

Sold Price **\$460,000** Sold Date **29-Apr-25**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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