

# 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 G01/52 Darling Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2024 to 30/09/2024 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	6/25 Darling St SOUTH YARRA 3141	\$640,000	07/09/2024
2	5/25 Darling St SOUTH YARRA 3141	\$646,000	06/09/2024
3	4/55 Darling St SOUTH YARRA 3141	\$640,000	17/08/2024

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: 18/10/2024 09:47



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

September quarter 2024: \$600,000

## Comparable Properties



6/25 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Apartment



5/25 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$646,000

Method: Private Sale

Date: 06/09/2024

Property Type: Apartment



4/55 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Apartment