

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 208/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$550,000 & \$585,000

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 | 708/32 Bray St SOUTH YARRA 3141 | \$585,000 | 15/04/2026 |
| 2 | 619/32 Bray St SOUTH YARRA 3141 | \$580,000 | 01/04/2026 |
| 3 | 403/25 Wilson St SOUTH YARRA 3141 | \$583,000 | 01/01/2026 |

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: 14/05/2026 13:55



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$585,000

Median Unit Price

March quarter 2026: \$603,000

Comparable Properties



708/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

 2
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  1

Price: \$585,000

Method: Private Sale

Date: 15/04/2026

Property Type: Apartment



619/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$580,000

Method: Private Sale

Date: 01/04/2026

Property Type: Apartment



403/25 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$583,000

Method: Private Sale

Date: 01/01/2026

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951