

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

14/21 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$470,000 & \$500,000

Median sale price

Median price \$550,000 Property Type Unit Suburb South Yarra

Period - From 26/06/2025 to 25/06/2026 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	305/36 Darling St SOUTH YARRA 3141	\$485,000	26/05/2026
2	10/63 Osborne St SOUTH YARRA 3141	\$501,000	26/04/2026
3	9/67 Murphy St SOUTH YARRA 3141	\$510,000	20/03/2026

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:

26/06/2026 11:10



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

26/06/2025 - 25/06/2026: \$550,000

Comparable Properties



305/36 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$485,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment



10/63 Osborne St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$501,000

Method: Private Sale

Date: 26/04/2026

Property Type: Apartment



9/67 Murphy St SOUTH YARRA 3141 (VG)

Agent Comments

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Price: \$510,000

Method: Sale

Date: 20/03/2026

Property Type: Strata Unit/Flat

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



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