

# 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

2304/3 Yarra 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 \$440,000 & \$460,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2025 to 31/03/2025 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	1606/7 Claremont St SOUTH YARRA 3141	\$426,000	08/04/2025
2	309/12 Yarra St SOUTH YARRA 3141	\$415,000	03/03/2025
3	805/12 Yarra St SOUTH YARRA 3141	\$416,000	22/02/2025

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:

06/06/2025 11:45



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1 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$440,000 - \$460,000  
Median Unit Price  
March quarter 2025: \$580,000

## Comparable Properties

1606/7 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$426,000  
Method: Private Sale  
Date: 08/04/2025  
Property Type: Unit



309/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$415,000  
Method: Private Sale  
Date: 03/03/2025  
Property Type: Apartment



805/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$416,000  
Method: Private Sale  
Date: 22/02/2025  
Property Type: Apartment

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



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