

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

Range between

\$425,000

&

\$450,000

Median sale price

Median price

\$1,920,000

Property Type

House

Suburb

South Yarra

Period - From

13/05/2024

to

12/05/2025

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	805/12 Yarra St SOUTH YARRA 3141	\$416,000	22/02/2025
2	2110/3 Yarra St SOUTH YARRA 3141	\$385,000	30/01/2025
3	407/12 Yarra St SOUTH YARRA 3141	\$420,000	03/12/2024

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:

13/05/2025 14:44



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1 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median House Price
13/05/2024 - 12/05/2025: \$1,920,000

Comparable Properties



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



2110/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment



407/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 03/12/2024
Property Type: Apartment

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



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