

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

1/7 Argo Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$725,000

&

\$785,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb South Yarra

Period - From 10/08/2025

to

09/08/2026

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	409/220 Commercial Rd PRAHRAN 3181	\$740,000	09/06/2026
2	67/8 Perth St PRAHRAN 3181	\$800,000	03/06/2026
3	18/35 Walsh St SOUTH YARRA 3141	\$760,000	27/05/2026

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:

10/08/2026 14:18



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$725,000 - \$785,000
Median Unit Price
10/08/2025 - 09/08/2026: \$560,000

Comparable Properties



409/220 Commercial Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 09/06/2026
Property Type: Apartment



67/8 Perth St PRAHRAN 3181 (REI)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 03/06/2026
Property Type: Apartment



18/35 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 27/05/2026
Property Type: Apartment

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