

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

10/22 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$540,000

&

\$570,000

Median sale price

Median price

\$571,250

Property Type

Unit

Suburb

South Yarra

Period - From

28/04/2025

to

27/04/2026

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	11/7 Davidson St SOUTH YARRA 3141	\$555,000	06/12/2025
2	15/1 Rockley Rd SOUTH YARRA 3141	\$560,000	13/04/2026
3	11/36 Grange Rd TOORAK 3142	\$570,000	21/03/2026

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:

28/04/2026 15:47



1 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

28/04/2025 - 27/04/2026: \$571,250

Comparable Properties



11/7 Davidson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$555,000

Method: Private Sale

Date: 06/12/2025

Property Type: Apartment



15/1 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$560,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment



11/36 Grange Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$570,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455