

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

105/2 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$592,000

Property Type

Unit

Suburb

South Yarra

Period - From

11/02/2025

to

10/02/2026

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.

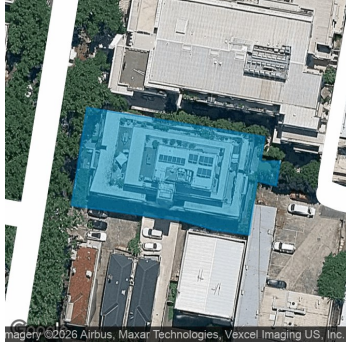
	Address of comparable property	Price	Date of sale
1	9/765 Malvern Rd TOORAK 3142	\$510,000	02/10/2025
2	1/4 The Avenue WINDSOR 3181	\$510,000	31/10/2025
3	4/8 The Avenue WINDSOR 3181	\$555,000	05/02/2026

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:

11/02/2026 13:55



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
11/02/2025 - 10/02/2026: \$592,000

Comparable Properties



9/765 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 02/10/2025
Property Type: Apartment



1/4 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment



4/8 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$555,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: Apartment

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