Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

105/471 Malvern Road, South Yarra Vic 3141

Indicative selling price

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

	Range between	\$570,000	&	\$620,000
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Median sale price

Median price	\$592,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	424/15 Clifton St PRAHRAN 3181	\$611,000	08/04/2024
2	10/28 Clifton St PRAHRAN 3181	\$590,000	26/04/2024
3	302/42 Wilson St SOUTH YARRA 3141	\$575,000	10/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 17/05/2024 15:09	
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$570,000 - \$620,000 **Median Unit Price** Year ending March 2024: \$592,000

Comparable Properties



424/15 Clifton St PRAHRAN 3181 (REI)





Agent Comments

Price: \$611,000 Method: Private Sale Date: 08/04/2024

Property Type: Apartment



10/28 Clifton St PRAHRAN 3181 (REI)





Price: \$590,000 Method: Private Sale Date: 26/04/2024

Property Type: Apartment

Agent Comments

302/42 Wilson St SOUTH YARRA 3141 (REI/VG)

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Price: \$575.000 Method: Private Sale Date: 10/04/2024 Property Type: Unit

Agent Comments

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





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