

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

109/42 Ralston Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,045,000

Median sale price

Median price

\$592,000

Property 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	Price	Date of sale
1	906/800 Chapel St SOUTH YARRA 3141	\$1,000,000	09/05/2024
2	5/10 Darling St SOUTH YARRA 3141	\$961,000	16/03/2024
3	103/10 Bond St SOUTH YARRA 3141	\$952,500	13/06/2024

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:

27/06/2024 16:18



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,045,000

Median Unit Price

Year ending March 2024: \$592,000

Comparable Properties



906/800 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 09/05/2024

Property Type: Unit



5/10 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 2

Price: \$961,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment



103/10 Bond St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$952,500

Method: Private Sale

Date: 13/06/2024

Property Type: Apartment

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