

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

11 Myrtle Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$2,233,000

Property Type

House

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	59 Bayview St PRAHRAN 3181	\$1,682,000	14/02/2024
2	61 Alfred St PRAHRAN 3181	\$1,680,000	06/03/2024
3	6 Pridham St PRAHRAN 3181	\$1,665,000	18/03/2024

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:

24/05/2024 15:33

11 Myrtle Street, South Yarra Vic 3141



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,700,000

Median House Price
Year ending March 2024: \$2,233,000

Comparable Properties



59 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,682,000
Method: Auction Sale
Date: 14/02/2024
Property Type: House (Res)
Land Size: 135 sqm approx



61 Alfred St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,680,000
Method: Private Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 174 sqm approx



6 Pridham St PRAHRAN 3181 (REI)

Agent Comments

4 2 -

Price: \$1,665,000
Method: Private Sale
Date: 18/03/2024
Property Type: House

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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