

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

12/209 Domain Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,210,000 Property Type House Suburb South Yarra

Period - From 23/04/2023 to 22/04/2024 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	12/25 Darling St SOUTH YARRA 3141	\$2,130,000	28/11/2023
2	11/461 St Kilda Rd MELBOURNE 3004	\$1,795,000	25/11/2023
3			

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: 23/04/2024 11:59



3 2 2

Property Type: Apartment
Land Size: 174 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
23/04/2023 - 22/04/2024: \$2,210,000

Comparable Properties



12/25 Darling St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

3 2 2

Price: \$2,130,000
Method: Private Sale
Date: 28/11/2023
Property Type: Apartment



11/461 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

3 2 2

Price: \$1,795,000
Method: Private Sale
Date: 25/11/2023
Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999