

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

123 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$2,475,000

Property Type House

Suburb South Yarra

Period - From 01/04/2026

to

30/06/2026

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	2/9 Affleck St SOUTH YARRA 3141	\$1,250,000	24/07/2026
2	72 Docker St RICHMOND 3121	\$1,375,000	02/05/2026
3	647 Punt Rd SOUTH YARRA 3141	\$1,300,000	14/04/2026

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:

25/08/2026 17:47



Rooms: 5
Property Type: House
Land Size: 210.337 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
June quarter 2026: \$2,475,000

Comparable Properties



2/9 Affleck St SOUTH YARRA 3141 (REI)



Price: \$1,250,000
Method: Private Sale
Date: 24/07/2026
Property Type: House (Res)

Agent Comments

Located 1.71km from subject property,
2 x level town residence



72 Docker St RICHMOND 3121 (REI/VG)



Price: \$1,375,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 179 sqm approx

Agent Comments

1.1km from subject property, 2 x level
terrace, 3 x bedrooms



647 Punt Rd SOUTH YARRA 3141 (REI/VG)



Price: \$1,300,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Main Road address, larger land
component, 2 x car parks