

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

13/34 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

South Yarra

Period - From

23/03/2025

to

22/03/2026

Source

Property Data

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	301/45 Claremont St SOUTH YARRA 3141	\$340,000	09/03/2026
2	12/26 Darling St SOUTH YARRA 3141	\$345,000	21/02/2026
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:

23/03/2026 02:54

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Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

23/03/2025 - 22/03/2026: \$590,000



Property Type:

Agent Comments

Comparable Properties



301/45 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 09/03/2026

Property Type: Apartment



12/26 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 21/02/2026

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.

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