

# 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

14/48 Cromwell Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 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	7/21 Bruce St TOORAK 3142	\$435,000	21/12/2023
2	12/388 Toorak Rd SOUTH YARRA 3141	\$415,000	14/05/2024
3	8/83 Mathoura Rd TOORAK 3142	\$400,000	26/01/2024

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:

28/05/2024 10:12



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
March quarter 2024: \$564,250

## Comparable Properties



**7/21 Bruce St TOORAK 3142 (VG)**



**Price:** \$435,000  
**Method:** Sale  
**Date:** 21/12/2023  
**Property Type:** Strata Unit/Flat

**Agent Comments**

1960-1970 period apartment, 1 x bedroom,  
0.92km from subject property



**12/388 Toorak Rd SOUTH YARRA 3141 (REI)**



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Unit

**Agent Comments**

Main road address, 1 x bed, 1 x bath no car,  
0.35km from subject property



**8/83 Mathoura Rd TOORAK 3142 (REI/VG)**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 26/01/2024  
**Property Type:** Unit

**Agent Comments**

Toorak suburb, 1 x bed, 1 x bath, 1 x car, 1970  
period apartment