

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 Hyland Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,275,000 Property Type House 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	24 Tivoli Rd SOUTH YARRA 3141	\$2,900,000	06/03/2024
2	25 Powell St SOUTH YARRA 3141	\$2,680,000	07/03/2024
3	27a Palermo St SOUTH YARRA 3141	\$2,520,000	05/03/2024

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:

01/05/2024 09:38



Property Type: House (Res)

Land Size: 195 sqm approx

Agent Comments

Comparable Properties



24 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,900,000

Method: Private Sale

Date: 06/03/2024

Property Type: House (Res)

Land Size: 273 sqm approx



25 Powell St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$2,680,000

Method: Private Sale

Date: 07/03/2024

Property Type: House

Land Size: 236 sqm approx



27a Palermo St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,520,000

Method: Private Sale

Date: 05/03/2024

Property Type: House