

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

16/22A Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2025

to

31/03/2026

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	12/22a Rockley Rd SOUTH YARRA 3141	\$420,000	25/06/2026
2	8/597 Orrong Rd ARMADALE 3143	\$406,500	12/06/2026
3	26/26w Toorak Rd SOUTH YARRA 3141	\$425,000	08/06/2026

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:

29/06/2026 15:43



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 Year ending March 2026: \$610,000

Comparable Properties



12/22a Rockley Rd SOUTH YARRA 3141 (REI)



Price: \$420,000
Method: Private Sale
Date: 25/06/2026
Property Type: Apartment

Agent Comments

Same building, similar condition and floorplan, same bathroom condition, superior kitchen condition but inferior size.



8/597 Orrong Rd ARMADALE 3143 (REI)



Price: \$406,500
Method: Private Sale
Date: 12/06/2026
Property Type: Apartment

Agent Comments

Similar building and condition with carpet, inferior aspect, superior kitchen condition but inferior size.



26/26w Toorak Rd SOUTH YARRA 3141 (REI)



Price: \$425,000
Method: Private Sale
Date: 08/06/2026
Property Type: Apartment

Agent Comments

Similar building and apartment condition with carpet, superior with balcony and aspect, superior kitchen condition but inferior kitchen size, superior bathroom condition but similar size.

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