

# 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

167 Williams 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,233,000

Property Type House

Suburb South Yarra

Period - From 01/04/2023

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	62 Oban St SOUTH YARRA 3141	\$1,840,000	11/05/2024
2	1 Elm Pl WINDSOR 3181	\$1,780,000	21/12/2023
3	222a Williams Rd TOORAK 3142	\$1,575,000	24/02/2024

**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:

30/05/2024 13:58

167 Williams Road, South Yarra Vic 3141



3 2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 221 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending March 2024: \$2,233,000

## Comparable Properties



**62 Oban St SOUTH YARRA 3141 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,840,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 205 sqm approx



**1 Elm Pl WINDSOR 3181 (REI)**

**Agent Comments**

4 1 -

**Price:** \$1,780,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** House



**222a Williams Rd TOORAK 3142 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,575,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371



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