

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

17 Coolullah Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,475,000

Property Type

House

Suburb

South Yarra

Period - From

01/04/2026

to

30/06/2026

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	76 Upton Rd WINDSOR 3181	\$1,760,000	23/06/2026
2	22a Commercial Rd PRAHRAN 3181	\$1,700,000	14/05/2026
3	82 Lewisham Rd.N PRAHRAN 3181	\$1,800,000	29/04/2026

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:

28/07/2026 16:18



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2026: \$2,475,000

Comparable Properties



76 Upton Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$1,760,000
Method: Private Sale
Date: 23/06/2026
Property Type: House (Res)
Land Size: 257 sqm approx



22a Commercial Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)
Land Size: 170 sqm approx



82 Lewisham Rd.N PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999