

# 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 Cromwell Place, 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

\$1,500,000

&

\$1,600,000

### 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	6 Palfreyman St SOUTH YARRA 3141	\$1,690,000	24/05/2024
2	79a Alfred St PRAHRAN 3181	\$1,650,000	28/03/2024
3	42 Union St WINDSOR 3181	\$1,601,000	02/03/2024

**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:

29/05/2024 11:23



 3  
  2  
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending March 2024: \$2,233,000

## Comparable Properties



**6 Palfreyman St SOUTH YARRA 3141 (REI)**

 3  
  2  
  2

Agent Comments

Extra car space

**Price:** \$1,690,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** House



**79a Alfred St PRAHRAN 3181 (REI/VG)**

 3  
  2  
  2

Agent Comments

Extra car space

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 154 sqm approx



**42 Union St WINDSOR 3181 (REI)**

 3  
  2  
  1

Agent Comments

**Price:** \$1,601,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372