

# 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

18 Medley 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 \$1,450,000

&

\$1,575,000

### Median sale price

Median price \$2,337,500

Property Type House

Suburb South Yarra

Period - From 06/02/2023

to

05/02/2024

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	141 Surrey Rd.N SOUTH YARRA 3141	\$1,535,000	23/09/2023
2	1a Newry La WINDSOR 3181	\$1,520,000	15/12/2023
3	5/5 Northampton PI SOUTH YARRA 3141	\$1,450,000	18/11/2023

**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:

06/02/2024 11:55



2   
 2   
 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,575,000

**Median House Price**

06/02/2023 - 05/02/2024: \$2,337,500

## Comparable Properties



**141 Surrey Rd.N SOUTH YARRA 3141 (REI)**

Agent Comments

2   
 1   
 -

**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House

**Land Size:** 229 sqm approx



**1a Newry La WINDSOR 3181 (VG)**

Agent Comments

3   
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**Price:** \$1,520,000

**Method:** Sale

**Date:** 15/12/2023

**Property Type:** House (Res)

**Land Size:** 155 sqm approx



**5/5 Northampton PI SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   
 2   
 2

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999