

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 Phoenix Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,320,000 Property Type House Suburb South Yarra

Period - From 01/01/2023 to 31/12/2023 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	35 Bowen St PRAHRAN 3181	\$1,440,000	16/12/2023
2	38 Packington St PRAHRAN 3181	\$1,417,000	07/08/2023
3	68 Garden St SOUTH YARRA 3141	\$1,410,000	21/10/2023

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 10:13



2 1 -

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2023: \$2,320,000

Comparable Properties



35 Bowen St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

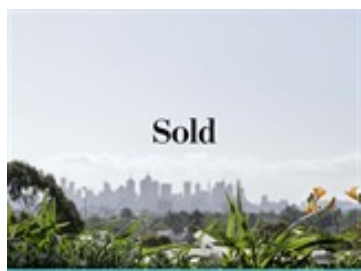
Price: \$1,440,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 201 sqm approx



38 Packington St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,417,000

Method: Private Sale

Date: 07/08/2023

Property Type: House

Land Size: 174 sqm approx



68 Garden St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,410,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House

Land Size: 175 sqm approx

Account - Jellis Craig | P: 03 9864 5000