

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

18A Argo Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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	64 River St SOUTH YARRA 3141	\$2,200,000	20/09/2023
2	13 Lara St SOUTH YARRA 3141	\$1,910,000	19/10/2023
3			

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:

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Property Type: House
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending December 2023: \$2,320,000

Comparable Properties



64 River St SOUTH YARRA 3141 (REI/VG)

3 3 2

Price: \$2,200,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 152 sqm approx

Agent Comments

Larger land size, 1.24km from subject property, 3 bed, 3 bath, 2 car



13 Lara St SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: \$1,910,000
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 174 sqm approx

Agent Comments

Larger land size, only 1 car, 3 bed, 2 bath

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.