

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

2/28 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,457,500

Property Type

Townhouse

Suburb

South Yarra

Period - From

27/08/2025

to

26/08/2026

Source

Property Data

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	3/518 Toorak Rd TOORAK 3142	\$1,530,000	13/07/2026
2	3/10 Waltham Pl RICHMOND 3121	\$1,835,000	24/06/2026
3	1/12 Woodside Cr TOORAK 3142	\$1,815,000	18/06/2026

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:

27/08/2026 17:34



3 3 2

Property Type: Townhouse
(Single)

Land Size: 116 sqm approx

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

27/08/2025 - 26/08/2026: \$1,457,500

Comparable Properties



3/518 Toorak Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Private Sale

Date: 13/07/2026

Property Type: Apartment



3/10 Waltham PI RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,835,000

Method: Sold Before Auction

Date: 24/06/2026

Property Type: Townhouse (Res)



1/12 Woodside Cr TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$1,815,000

Method: Auction Sale

Date: 18/06/2026

Property Type: Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481