

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

2/49 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$940,000

&

\$990,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb South Yarra

Period - From 07/05/2024

to

06/05/2025

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	4/29 Park St SOUTH YARRA 3141	\$956,000	05/04/2025
2	3/25 Rockley Rd SOUTH YARRA 3141	\$946,000	03/04/2025
3	1/28 Tivoli Pl SOUTH YARRA 3141	\$940,000	22/03/2025

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:

07/05/2025 11:46



3 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$940,000 - \$990,000

Median Unit Price

07/05/2024 - 06/05/2025: \$570,000

Comparable Properties



4/29 Park St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$956,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Apartment



3/25 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$946,000
Method: Auction Sale
Date: 03/04/2025
Property Type: Apartment



1/28 Tivoli PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$940,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Apartment