

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

21/213 Williams Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$610,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2025 to 31/03/2026 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	8/21 Bruce St TOORAK 3142	\$380,000	19/03/2026
2	3/16 Darling St SOUTH YARRA 3141	\$375,000	06/03/2026
3	3/97 Osborne St SOUTH YARRA 3141	\$365,000	19/11/2025

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:

04/05/2026 11:24



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

Year ending March 2026: \$610,000

Comparable Properties



8/21 Bruce St TOORAK 3142 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment



3/16 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment



3/97 Osborne St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 19/11/2025

Property Type: Apartment

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