Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 22 Hope Street, South Yarra Vic 3141

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|-------|--------|-------------|
| Range betweer | \$3,000,000 | | & | | \$3,300,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,150,000 | Pro | operty Type | Hou | ise | | Suburb | South Yarra |
| Period - From | 01/04/2024 | to | 31/03/2025 | | So | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1 | 27 Powell St SOUTH YARRA 3141 | \$3,402,000 | 28/11/2024 |
| 2 | | | |
| 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.

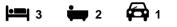
This Statement of Information was prepared on:

28/05/2025 16:58









Property Type: House Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price Year ending March 2025: \$2,150,000

Agent Comments

Comparable Properties



27 Powell St SOUTH YARRA 3141 (REI/VG)

Price: \$3,402,000 Method: Sold Before Auction Date: 28/11/2024 Property Type: House (Res) Land Size: 255 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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two kilometres of the property for sale in the last six months.

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