

# 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

23 Nicholson Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,388,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 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	4 Commercial Rd PRAHRAN 3181	\$3,330,000	22/08/2023
2	31 Nicholson St SOUTH YARRA 3141	\$3,295,000	31/10/2023
3	4 Green St WINDSOR 3181	\$2,935,000	28/10/2023

**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:

06/02/2024 15:22



 2    3    2

**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 295 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
December quarter 2023: \$2,388,000

## Comparable Properties



**4 Commercial Rd PRAHRAN 3181 (REI/VG)**   Agent Comments

 4    3    2

**Price:** \$3,330,000  
**Method:** Private Sale  
**Date:** 22/08/2023  
**Property Type:** House  
**Land Size:** 235 sqm approx



**31 Nicholson St SOUTH YARRA 3141 (REI/VG)**   Agent Comments

 3    2    2

**Price:** \$3,295,000  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** House  
**Land Size:** 257 sqm approx



**4 Green St WINDSOR 3181 (REI/VG)**   Agent Comments

 4    4    2

**Price:** \$2,935,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 212 sqm approx

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