

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

26 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	15 Thomas Pl PRAHRAN 3181	\$2,115,000	19/11/2023
2	6 Macfarlan La SOUTH YARRA 3141	\$2,020,000	16/03/2024
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:

30/04/2024 15:30

26 Albion Street, South Yarra Vic 3141



 3  2  1

Rooms: 4
Property Type: House
Land Size: 198 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2024: \$2,275,000

Comparable Properties



15 Thomas Pl PRAHRAN 3181 (REI/VG)

Agent Comments

 3  3  2

Price: \$2,115,000
Method: Private Sale
Date: 19/11/2023
Property Type: House
Land Size: 150 sqm approx



6 Macfarlan La SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$2,020,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

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.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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