

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

3/22 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$685,000

&

\$725,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2025

to 30/06/2026

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	3/52-54 Duke St WINDSOR 3181	\$700,000	30/03/2026
2	4/27 Kensington Rd SOUTH YARRA 3141	\$717,000	20/02/2026
3	9/159 Alexandra Av TOORAK 3142	\$695,000	18/02/2026

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:

08/07/2026 16:40



 2
  1
  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$685,000 - \$725,000

Median Unit Price

Year ending June 2026: \$590,000

Comparable Properties



3/52-54 Duke St WINDSOR 3181 (REI)

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  1

Price: \$700,000

Method: Sold Before Auction

Date: 30/03/2026

Property Type: Apartment

Agent Comments

Similar location, building age and condition, superior outdoor space, inferior kitchen condition and size, inferior bedroom and living size



4/27 Kensington Rd SOUTH YARRA 3141 (REI/VG)

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Price: \$717,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment

Land Size: 75 sqm approx

Agent Comments

Similar location and building age, superior condition, superior balcony aspect, inferior kitchen and bathroom size.



9/159 Alexandra Av TOORAK 3142 (REI/VG)

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  1
  1

Price: \$695,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Apartment

Agent Comments

Similar location and building age/style, similar condition and size, similar with balcony

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504