

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

3/24 St Leonards Court, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

22/04/2023

to

21/04/2024

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	15/63 Darling St SOUTH YARRA 3141	\$1,075,000	22/02/2024
2	3/33 Murphy St SOUTH YARRA 3141	\$1,062,500	23/03/2024
3	1/40 Millswyn St SOUTH YARRA 3141	\$1,060,000	23/03/2024

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:

22/04/2024 08:40



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

22/04/2023 - 21/04/2024: \$580,000

Comparable Properties



15/63 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,075,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment



3/33 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,062,500

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



1/40 Millswyn St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$1,060,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372