

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

3/278 Domain Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2025

to

31/03/2026

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	7/46 Darling St SOUTH YARRA 3141	\$715,000	07/05/2026
2	20/30 Murphy St SOUTH YARRA 3141	\$680,000	31/03/2026
3	20/27 Avoca St SOUTH YARRA 3141	\$661,195	27/03/2026

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:

18/05/2026 11:24



2 1 1

Property Type: Unit

Agent Comments

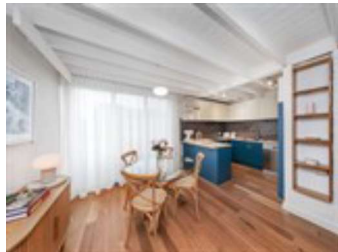
Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending March 2026: \$610,000

Comparable Properties



7/46 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 07/05/2026

Property Type: Apartment



20/30 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 31/03/2026

Property Type: Apartment



20/27 Avoca St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$661,195

Method: Sold Before Auction

Date: 27/03/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9428 3333