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	39 Fawkner Street, South Yarra Vic 3141

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price	$2,362,500	Property Type	House	Suburb	South Yarra
Period - From	03/10/2022	to 02/10/2023		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	51 Darling St SOUTH YARRA 3141	$2,500,000	25/08/2023
2	56D Cromwell Rd SOUTH YARRA 3141	$2,475,000	02/09/2023
3	3 Fairbairn Rd TOORAK 3142	$2,400,000	24/04/2023

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: 03/10/2023 12:41

CONSUMER AFFAIRS VICTORIA

39 Fawkner Street, South Yarra Vic 3141

🛏 3   🛁 2   🚗 1

Property Type: House (res)

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
03/10/2022 - 02/10/2023: $2,362,500

Comparable Properties

51 Darling St SOUTH YARRA 3141 (REI)

🛏 4   🛁 2   🚗 1

Price: $2,500,000
Method: Private Sale
Date: 25/08/2023
Property Type: Unit
Land Size: 324 sqm approx

Agent Comments

56D Cromwell Rd SOUTH YARRA 3141 (REI)

🛏 3   🛁 2   🚗 1

Price: $2,475,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

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3 Fairbairn Rd TOORAK 3142 (REI)

🛏 4   🛁 2   🚗 2

Price: $2,400,000
Method: Private Sale
Date: 24/04/2023
Property Type: Block of Units

Agent Comments

Account - Marshall White | P: 03 9822 9999