

# 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

4/112 Walsh Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,850,000

### Median sale price

Median price \$2,350,000 Property Type House Suburb South Yarra

Period - From 26/09/2022 to 25/09/2023 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	1702/430 St Kilda Rd MELBOURNE 3004	\$2,850,000	04/07/2023
2	8/77 Caroline St SOUTH YARRA 3141	\$2,675,000	16/07/2023
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:

26/09/2023 13:42



3 2 2

**Property Type:** Apartment

**Land Size:** 0 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,650,000 - \$2,850,000

**Median House Price**

26/09/2022 - 25/09/2023: \$2,350,000

## Comparable Properties



**1702/430 St Kilda Rd MELBOURNE 3004 (REI)** **Agent Comments**

3 3 2

**Price:** \$2,850,000

**Method:** Private Sale

**Date:** 04/07/2023

**Property Type:** Apartment



**8/77 Caroline St SOUTH YARRA 3141 (REI/VG)** **Agent Comments**

4 3 2

**Price:** \$2,675,000

**Method:** Private Sale

**Date:** 16/07/2023

**Property Type:** Apartment

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 - Marshall White | P: 03 9822 9999**