

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

40 Tivoli Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,388,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	28 Ralston St SOUTH YARRA 3141	\$3,650,000	07/09/2023
2	29 Tivoli Rd SOUTH YARRA 3141	\$3,558,000	06/11/2023
3	31 Nicholson St SOUTH YARRA 3141	\$3,295,000	31/10/2023

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:

13/02/2024 12:55



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 312 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,200,000 - \$3,500,000
Median House Price
 December quarter 2023: \$2,388,000

Comparable Properties



28 Ralston St SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$3,650,000
Method: Private Sale
Date: 07/09/2023
Property Type: House (Res)
Land Size: 266 sqm approx



29 Tivoli Rd SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

4 2 3

Price: \$3,558,000
Method: Private Sale
Date: 06/11/2023
Property Type: House
Land Size: 183 sqm approx



31 Nicholson St SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$3,295,000
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 257 sqm approx

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