Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

0 Tivoli Road, South Yarra Vic 3141
0

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	Pro	perty Type Ho	ouse		Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023	So	ource	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

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



Date of sale







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)

Price: \$3,650,000 Method: Private Sale Date: 07/09/2023

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Property Type: House (Res) Land Size: 266 sqm approx

Agent Comments



29 Tivoli Rd SOUTH YARRA 3141 (REI/VG)



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



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

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

Account - RT Edgar | P: 03 9826 1000





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