

# 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

43 Myrtle 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 \$1,350,000 & \$1,400,000

### Median sale price

Median price \$2,320,000 Property Type House Suburb South Yarra

Period - From 01/01/2023 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	2/36 York St PRAHRAN 3181	\$1,405,000	09/03/2024
2	354 High St WINDSOR 3181	\$1,400,000	08/12/2023
3	131 Surrey Rd.N SOUTH YARRA 3141	\$1,355,000	18/11/2023

**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:

26/03/2024 11:10



**Property Type:** House (Res)

**Land Size:** 112 sqm approx

Agent Comments

## Comparable Properties



**2/36 York St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,405,000

**Method:** Sold Before Auction

**Date:** 09/03/2024

**Property Type:** House (Res)



**354 High St WINDSOR 3181 (VG)**

Agent Comments



**Price:** \$1,400,000

**Method:** Sale

**Date:** 08/12/2023

**Property Type:** House (Res)

**Land Size:** 175 sqm approx



**131 Surrey Rd.N SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,355,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)