

# 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 5/3-5 Hobson 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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	7/2 Stanhope Ct SOUTH YARRA 3141	\$2,295,050	30/05/2024
2	206/1 Wallace Av TOORAK 3142	\$2,000,000	18/04/2024
3	5/404 Toorak Rd TOORAK 3142	\$1,950,000	01/01/2024

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: 05/06/2024 11:29



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median Unit Price**  
Year ending March 2024: \$592,000

## Comparable Properties



**7/2 Stanhope Ct SOUTH YARRA 3141 (REI)**

Agent Comments



Three bedroom, so you can discount this slightly for a two bed.

**Price:** \$2,295,050  
**Method:** Private Sale  
**Date:** 30/05/2024  
**Property Type:** Apartment



**206/1 Wallace Av TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** Unit



**5/404 Toorak Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 01/01/2024  
**Property Type:** Apartment

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