

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 Phoenix Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

South Yarra

Period - From

13/03/2025

to

12/03/2026

Source

Property Data

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 Portland PI SOUTH YARRA 3141	\$2,050,000	21/02/2026
2	17 Mcilwrick St WINDSOR 3181	\$2,071,000	21/02/2026
3	21 Fitzgerald St SOUTH YARRA 3141	\$1,900,000	25/10/2025

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:

13/03/2026 17:29



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

13/03/2025 - 12/03/2026: \$2,250,000

Comparable Properties



28 Portland PI SOUTH YARRA 3141 (REI)



Price: \$2,050,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Agent Comments

Within 1km of subject property, has car parking, 3 x bed, 2 x bath, freestanding brick



17 Mcilwrick St WINDSOR 3181 (REI)



Price: \$2,071,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Agent Comments

Windsor location, Hawthorn Brick home, 3 x bed, 2 x bath, 1 x car, 1.32km from subject property



21 Fitzgerald St SOUTH YARRA 3141 (REI/VG)



Price: \$1,900,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 267 sqm approx

Agent Comments

Larger land, 2 x bed, 2 x bath, 1 x car, within 0.2km from subject property