

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

50-52 Lang Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$2,400,000

Median sale price

Median price

\$2,125,400

Property Type

House

Suburb

South Yarra

Period - From

04/08/2025

to

03/08/2026

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.

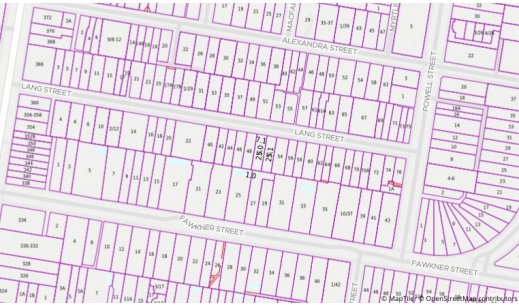
	Address of comparable property	Price	Date of sale
1	45 Mcilwrick St WINDSOR 3181	\$2,280,000	19/03/2026
2			
3			

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:

04/08/2026 13:02



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$2,400,000
Median House Price
04/08/2025 - 03/08/2026: \$2,125,400

Comparable Properties



45 McIlwrick St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$2,280,000
Method: Private Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 431 sqm approx

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.