

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 58 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2024 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	24 Tivoli Rd SOUTH YARRA 3141	\$2,900,000	06/03/2024
2	1/2 Rockley Rd SOUTH YARRA 3141	\$2,875,000	04/04/2024
3	27a Palermo St SOUTH YARRA 3141	\$2,520,000	05/03/2024

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: 03/05/2024 12:47



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

March quarter 2024: \$2,275,000

Comparable Properties



24 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$2,900,000

Method: Private Sale

Date: 06/03/2024

Property Type: House (Res)

Land Size: 273 sqm approx



1/2 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 3 2

Price: \$2,875,000

Method: Private Sale

Date: 04/04/2024

Property Type: House



27a Palermo St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$2,520,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Account - Jellis Craig | P: 03 9864 5000