

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

6/65 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$618,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2025

to

31/12/2025

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	5/53 Caroline St SOUTH YARRA 3141	\$420,000	30/11/2025
2	16/87 Caroline St SOUTH YARRA 3141	\$400,000	27/02/2026
3	411/31 Malcolm St SOUTH YARRA 3141	\$392,500	23/12/2025

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:

31/03/2026 17:11

Craig Harrison

9194 1200

0459 991 120

craigharrison@jellisrcraig.com.au



🛏 1 🚗 1 🚗 0

Property Type: Unit

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties

5/53 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

🛏 1 🚗 1 🚗 2

Price: \$420,000

Method:

Date: 30/11/2025

Property Type: Apartment



16/87 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

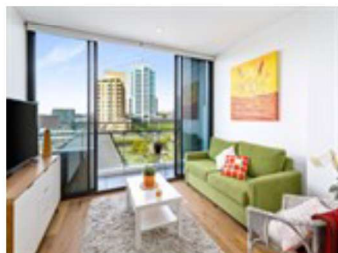
🛏 1 🚗 1 🚗 1

Price: \$400,000

Method: Private Sale

Date: 27/02/2026

Property Type: Unit



411/31 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

🛏 1 🚗 1 🚗 1

Price: \$392,500

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200