

# 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

6/7 Davidson Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$579,000

### Median sale price

Median price \$572,500

Property Type Unit

Suburb South Yarra

Period - From 27/05/2024

to 26/05/2025

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	12/108 George St EAST MELBOURNE 3002	\$585,000	03/05/2025
2	8/21-23 Alexandra Av SOUTH YARRA 3141	\$590,000	23/12/2024
3	10/8 Washington St TOORAK 3142	\$595,000	28/02/2025

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:

27/05/2025 10:41



1 1 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$579,000

**Median Unit Price**

27/05/2024 - 26/05/2025: \$572,500

## Comparable Properties



**12/108 George St EAST MELBOURNE 3002 (REI)**

**Agent Comments**

1 1 1

**Price:** \$585,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** Apartment



**8/21-23 Alexandra Av SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 -

**Price:** \$590,000

**Method:** Private Sale

**Date:** 23/12/2024

**Property Type:** Apartment



**10/8 Washington St TOORAK 3142 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Apartment

**Account - Belle Property South Yarra** | P: 03 9868 5444 | F: 03 9868 5455