## 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              | 6/7 Davidson Street, South Yarra Vic 3141 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |
|                      |   |

#### Indicative selling price

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

Single price \$579,000

### Median sale price

| Median price \$572,50 | 00 Pro | operty Type U | nit | Su   | burb   | South Yarra |
|-----------------------|--------|---------------|-----|------|--------|-------------|
| Period - From 27/05/2 | 024 to | 26/05/2025    | So  | urce | operty | / 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

| 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 comparableproperties 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 |
|--|------------------|









**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)

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**6**1

Price: \$585,000 Method: Auction Sale Date: 03/05/2025

Property Type: Apartment

**Agent Comments** 



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

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**:** 

**a**.

**Price:** \$590,000 **Method:** Private Sale **Date:** 23/12/2024

Property Type: Apartment

**Agent Comments** 



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

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Price: \$595,000 Method: Private Sale Date: 28/02/2025

Property Type: Apartment

**Agent Comments** 

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





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