

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 PALFREYMAN STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,350,000

Property type

House

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

4/29 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$1,700,000	09-Feb-24
12 PARK ROAD PRAHRAN VIC 3181	\$1,960,000	25-Oct-23
13 LARA STREET SOUTH YARRA VIC 3141	\$1,910,000	19-Oct-23

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 6 months.~~

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**4/29 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

Sold Price ^{RS} **\$1,700,000** ^{UN} Sold Date **09-Feb-24**

3 2 -

Distance **0.84km**



12 PARK ROAD PRAHRAN VIC 3181

Sold Price **\$1,960,000** Sold Date **25-Oct-23**

3 2 -

Distance **1.2km**



**13 LARA STREET SOUTH YARRA
VIC 3141**

Sold Price **\$1,910,000** Sold Date **19-Oct-23**

3 2 -

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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