Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 617/32 Bray Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$320,000			

Median sale price

Median price	\$580,000	Pro	operty Type Unit	:		Suburb	South Yarra
Period - From	01/01/2025	to	31/03/2025	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	707/32 Bray St SOUTH YARRA 3141	\$395,000	02/04/2025
2	110/2a Henry St WINDSOR 3181	\$310,000	07/03/2025
3	604/10 Claremont St SOUTH YARRA 3141	\$272,000	05/03/2025

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:

09/04/2025 17:27









Rooms: 1 Property Type: Apartment Agent Comments Indicative Selling Price \$320,000 Median Unit Price March quarter 2025: \$580,000

Comparable Properties

	707/32 Bray St SOUTH YARRA 3141 (VG) Image: 1 Image: 2 Price: \$395,000 Method: Sale Date: 02/04/2025 Property Type: Strata Unit/Flat	Agent Comments
	110/2a Henry St WINDSOR 3181 (REI) 1 1 Price: \$310,000 Method: Private Sale Date: 07/03/2025 Property Type: Apartment	Agent Comments
-	604/10 Claremont St SOUTH YARRA 3141 (REI) 1 1 1 2 - Price: \$272,000 Method: Private Sale Date: 05/03/2025 Property Type: Apartment	Agent Comments

Account - Little Real Estate | P: 07 3037 0255



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