

# 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

62 Oban Street, South Yarra Vic 3141

### Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

### Median sale price

Median price \$2,233,000 Property Type House Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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	52 Motherwell St SOUTH YARRA 3141	\$2,180,000	09/12/2023
2	33 Canterbury Rd TOORAK 3142	\$1,850,000	14/12/2023
3	37 Hawksburn Rd SOUTH YARRA 3141	\$1,760,000	28/10/2023

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:

16/04/2024 10:38



 3  
  2  
  1

**Property Type:** House - Terrace

**Land Size:** 205 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

Year ending March 2024: \$2,233,000

## Comparable Properties



**52 Motherwell St SOUTH YARRA 3141**  
(REI/VG)

Agent Comments

 2  
  1  
  2

**Price:** \$2,180,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 238 sqm approx



**33 Canterbury Rd TOORAK 3142 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** House

**Land Size:** 222 sqm approx



**37 Hawksburn Rd SOUTH YARRA 3141**  
(REI/VG)

Agent Comments

 2  
  2  
  -

**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 197 sqm approx

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504