

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

8/34 Macfarlan Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,300,000

&

\$1,350,000

Median sale price

Median price

\$1,255,000

Property Type

Townhouse

Suburb

South Yarra

Period - From

12/05/2024

to

11/05/2025

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	35 White St CREMORNE 3121	\$1,280,000	27/03/2025
2	106 Cremorne St CREMORNE 3121	\$1,310,000	25/02/2025
3	104 Bendigo St PRAHRAN 3181	\$1,360,000	16/11/2024

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:

12/05/2025 13:45



3 2 2

Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median Townhouse Price
12/05/2024 - 11/05/2025: \$1,255,000

Comparable Properties



35 White St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,280,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 96 sqm approx



106 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,310,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)
Land Size: 104 sqm approx



104 Bendigo St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,360,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 252 sqm approx

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



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