## 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 8/34 Macfarlan Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,300,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,255,000	Pro	operty Type	Том	nhouse		Suburb	South Yarra	
Period - From	12/05/2024	to	11/05/2025		So	ource	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.

Ado	dress 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



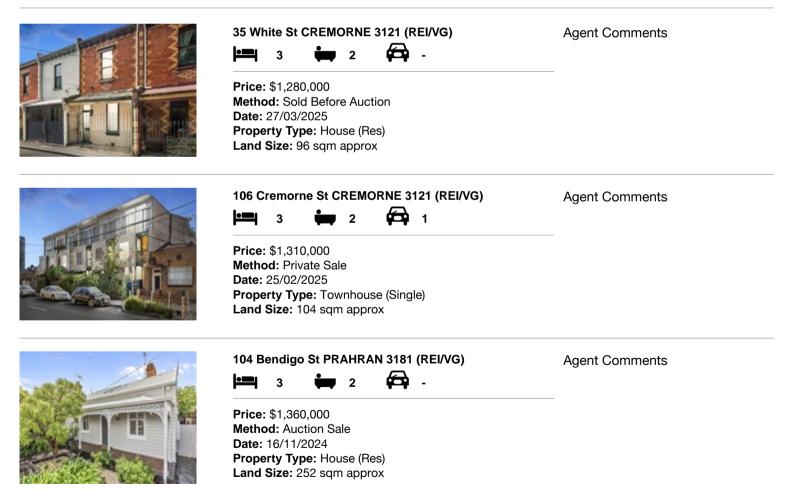






**Property Type:** House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$1,300,000 - \$1,350,000 Median Townhouse Price 12/05/2024 - 11/05/2025: \$1,255,000

# **Comparable Properties**



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.