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



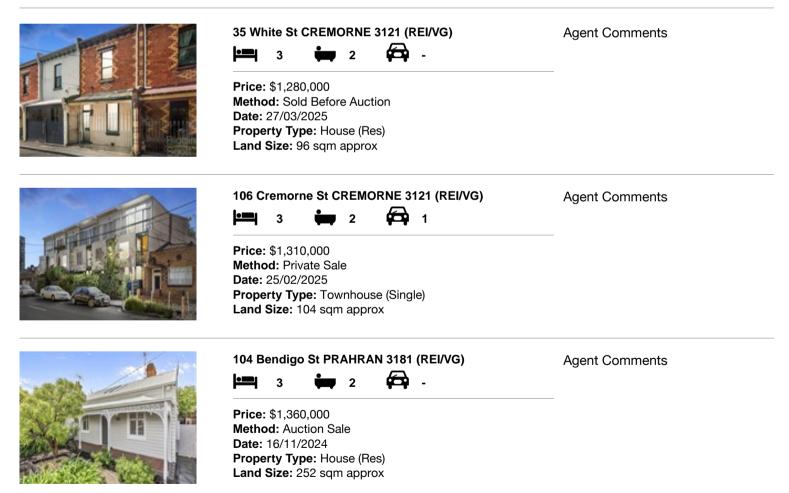






Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$1,300,000 - \$1,350,000 Median Townhouse Price 12/05/2024 - 11/05/2025: \$1,255,000

Comparable Properties



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



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