

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

8/79 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

South Yarra

Period - From

10/06/2025

to

09/06/2026

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	1016/154 Cremorne St CREMORNE 3121	\$562,500	18/05/2026
2	2/7 Clowes St SOUTH YARRA 3141	\$560,000	17/04/2026
3	8/7 Davidson St SOUTH YARRA 3141	\$570,000	25/03/2026

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:

10/06/2026 14:25

8/79 Alexandra Avenue, South Yarra Vic 3141



Property Type:
Agent Comments

Indicative Selling Price
\$570,000
Median Unit Price
10/06/2025 - 09/06/2026: \$555,000

Comparable Properties



1016/154 Cremorne St CREMORNE 3121 (REI)

Agent Comments



Price: \$562,500
Method: Private Sale
Date: 18/05/2026
Property Type: Apartment



2/7 Clowes St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 17/04/2026
Property Type: Apartment



8/7 Davidson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment

Account - Geoff Nixon RE | P: 03 9528 4422



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