

## 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

9/46 DARLING 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

1/46 DARLING STREET SOUTH YARRA VIC 3141	\$692,500	18-Aug-23
3/278 DOMAIN ROAD SOUTH YARRA VIC 3141	\$659,000	22-Jun-23
15/27 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$680,000	02-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 15 December 2023

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**1/46 DARLING STREET SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price

**\$692,500**

Sold Date **18-Aug-23**

Distance **0.01km**



**3/278 DOMAIN ROAD SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price

**\$659,000**

Sold Date **22-Jun-23**

Distance **0.14km**



**15/27 KENSINGTON ROAD SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price

**\$680,000**

Sold Date **02-Oct-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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