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	1 Davis Avenue, South Yarra Vic 3141

Indicative selling price

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

Single price $2,550,000

Median sale price

Median price $2,567,500 Property Type House Suburb South Yarra

Period - From 01/10/2024 to 31/12/2024 Source REIV

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	248 Williams Rd TOORAK 3142	$2,550,000	06/02/2025
2	10 Hawksburn Rd SOUTH YARRA 3141	$2,500,000	16/10/2024
3			

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: 20/02/2025 09:55

1 Davis Avenue, South Yarra Vic 3141



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,550,000
Median House Price
December quarter 2024: $2,567,500

Comparable Properties



248 Williams Rd TOORAK 3142 (REI)

4 2 1

Price: $2,550,000
Method: Auction Sale
Date: 06/02/2025
Property Type: House (Res)

Agent Comments



10 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

3 1 -

Price: $2,500,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments

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.

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