Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1 HOPETOUN GROVE, SOUTH YARRA, VIC 3141

Indicative selling price

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

Price Range:	$1,400,000 to $1,500,000

Median sale price

Median price	$1,875,000	Property type	House	Suburb	SOUTH YARRA
Period	01 October 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

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
70 ALFRED ST, PRAHRAN, VIC 3181	$1,438,000	19/11/2025
66 SURREY RD, SOUTH YARRA, VIC 3141	$1,470,000	08/11/2025
23 RALSTON ST, SOUTH YARRA, VIC 3141	$1,453,000	04/10/2025

This Statement of Information was prepared on: 21/01/2026