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	22 Moore Street, South Yarra Vic 3141

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,100,000 Property Type House Suburb South Yarra

Period - From 01/01/2025 to 31/12/2025 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	115 Osborne St SOUTH YARRA 3141	$2,100,000	07/11/2025
2	30 Spring St PRAHRAN 3181	$2,055,000	20/10/2025
3	18 Moore St SOUTH YARRA 3141	$2,400,000	18/10/2025

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: 25/03/2026 13:41

22 Moore Street, South Yarra Vic 3141

JellisCraig



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending December 2025: $2,100,000

Comparable Properties



115 Osborne St SOUTH YARRA 3141 (REI/VG)

3 1 -

Price: $2,100,000
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 332 sqm approx

Agent Comments



30 Spring St PRAHRAN 3181 (REI/VG)

3 2 2

Price: $2,055,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments



18 Moore St SOUTH YARRA 3141 (REI/VG)

4 3 -

Price: $2,400,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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