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	610/32 Bray Street, South Yarra VIC 3141

Indicative selling price

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

Single price	$300,000

Median sale price

Median price	$550,000	Property Type	Unit	Suburb	South Yarra
Period - From	24/10/2025	to	23/04/2026	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1303/10 Claremont Street South Yarra VIC 3141	$300,000	23/12/2025
1304/10 Claremont Street South Yarra VIC 3141	$300,000	13/01/2026
2/18 Moffat Street South Yarra VIC 3141	$300,000	20/03/2026

This Statement of Information was prepared on: 24/04/2026