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	402/42 Ralston Street, South Yarra Vic 3141

Indicative selling price

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

Single price $1,675,000

Median sale price

Median price $2,221,500 Property Type House Suburb South Yarra

Period - From 23/08/2022 to 22/08/2023 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	8/119 Alexandra Av SOUTH YARRA 3141	$1,700,000	11/08/2023
2	306/20 Queens Rd MELBOURNE 3004	$1,700,000	06/05/2023
3	1/28 Arthur St SOUTH YARRA 3141	$1,600,000	25/06/2023

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: 23/08/2023 10:17

402/42 Ralston Street, South Yarra Vic 3141



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,675,000
Median House Price
23/08/2022 - 22/08/2023: $2,221,500

Comparable Properties



8/119 Alexandra Av SOUTH YARRA 3141 (REI)

3 2 2

Price: $1,700,000
Method: Private Sale
Date: 11/08/2023
Property Type: Apartment

Agent Comments



306/20 Queens Rd MELBOURNE 3004 (REI)

3 2 2

Price: $1,700,000
Method: Private Sale
Date: 06/05/2023
Property Type: Apartment

Agent Comments



1/28 Arthur St SOUTH YARRA 3141 (REI)

3 2 2

Price: $1,600,000
Method: Private Sale
Date: 25/06/2023
Property Type: Villa

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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