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	12/31 Howitt Street, South Yarra VIC 3141

Indicative selling price

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

Range between $325,000 & $355,000

Median sale price

Median price $547,500 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 to 31/03/2026 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
12/8 Lambert Road Toorak VIC 3142	$355,000	21/10/2025
9/23 Tivoli Road South Yarra VIC 3141	$350,000	23/10/2025
2/10 Highbury Grove Prahran VIC 3181	$338,000	18/02/2026

This Statement of Information was prepared on: 02/04/2026