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<br>Including suburb and postcode | 26/27 Avoca Street, South Yarra Vic 3141 |

## Indicative selling price

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

Range between $570,000 & $610,000

## Median sale price

Median price $611,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2024 to 31/12/2024 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 | 2/45 Caroline St SOUTH YARRA 3141 | $600,000 | 20/12/2024 |
| 2 | 12/7 Barnsbury Rd SOUTH YARRA 3141 | $580,000 | 13/09/2024 |
| 3 | 4/43 Rockley Rd SOUTH YARRA 3141 | $570,000 | 09/10/2024 |

**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: 27/02/2025 21:54

# 26/27 Avoca Street, South Yarra Vic 3141



2 | 1 | 1 under cover car space

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$570,000 - $610,000
**Median Unit Price**
December quarter 2024: $611,000

## Comparable Properties



**2/45 Caroline St SOUTH YARRA 3141 (REI/VG)**

2 | 1 | 1

**Price:** $600,000
**Method:** Private Sale
**Date:** 20/12/2024
**Property Type:** Apartment

Agent Comments



**12/7 Barnsbury Rd SOUTH YARRA 3141 (REI/VG)**

2 | 1 | 1

**Price:** $580,000
**Method:** Private Sale
**Date:** 13/09/2024
**Property Type:** Unit
**Land Size:** 70 sqm approx

Agent Comments



**4/43 Rockley Rd SOUTH YARRA 3141 (REI/VG)**

2 | 1 | 1

**Price:** $570,000
**Method:** Private Sale
**Date:** 09/10/2024
**Property Type:** Apartment

Agent Comments

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

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