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	11/2 Gordon Grove, South Yarra Vic 3141

Indicative selling price

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

Range between $620,000 & $670,000

Median sale price

Median price $552,000 Property Type Unit Suburb South Yarra

Period - From 05/09/2023 to 04/09/2024 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	4/55 Darling St SOUTH YARRA 3141	$640,000	17/08/2024
2	3/30 Mona Pl SOUTH YARRA 3141	$655,000	27/06/2024
3	4/18 Kensington Rd SOUTH YARRA 3141	$670,000	10/05/2024

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: 05/09/2024 14:13

11/2 Gordon Grove, South Yarra Vic 3141



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $670,000
Median Unit Price
05/09/2023 - 04/09/2024: $552,000

Comparable Properties



4/55 Darling St SOUTH YARRA 3141 (REI)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Apartment

Agent Comments

3/30 Mona Pl SOUTH YARRA 3141 (REI)

2 1 -

Price: $655,000
Method: Private Sale
Date: 27/06/2024
Property Type: Unit

Agent Comments



4/18 Kensington Rd SOUTH YARRA 3141 (VG)

2 - -

Price: $670,000
Method: Sale
Date: 10/05/2024
Property Type: Strata Unit/Flat

Agent Comments

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

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