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	7/57 Adams Street, South Yarra Vic 3141

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $558,000 Property Type Unit Suburb South Yarra

Period - From 16/11/2023 to 15/11/2024 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	6/2-4 Mona Pl SOUTH YARRA 3141	$510,000	12/06/2024
2	9/7 Davidson St SOUTH YARRA 3141	$515,000	27/09/2024
3	4/120 Caroline St SOUTH YARRA 3141	$580,000	29/07/2024

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: 16/11/2024 17:02

7/57 Adams Street, South Yarra Vic 3141



1	1	1 under cover car space plus storage cage

Rooms: 4
Property Type: Residential Strata Apartment
Land Size: 50 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
16/11/2023 - 15/11/2024: $558,000

Comparable Properties



6/2-4 Mona Pl SOUTH YARRA 3141 (REI)

1 | 1 | -

Price: $510,000
Method: Private Sale
Date: 12/06/2024
Property Type: Unit

Agent Comments



9/7 Davidson St SOUTH YARRA 3141 (REI)

1 | 1 | 1

Price: $515,000
Method: Private Sale
Date: 27/09/2024
Property Type: Unit

Agent Comments

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

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4/120 Caroline St SOUTH YARRA 3141 (REI/VG)

1 | 1 | -

Price: $580,000
Method: Sold Before Auction
Date: 29/07/2024
Property Type: Unit

Agent Comments

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

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