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	23 Ralston Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $2,100,000 Property Type House Suburb South Yarra

Period - From 01/04/2025 to 30/06/2025 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	68 Surrey Rd SOUTH YARRA 3141	$1,050,000	06/08/2025
2	34 Hardy St SOUTH YARRA 3141	$1,145,000	14/06/2025
3	21 Cromwell Pl SOUTH YARRA 3141	$1,100,000	25/04/2025

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: 04/09/2025 13:26

23 Ralston Street, South Yarra Vic 3141



Property Type: House (Previously Occupied - Detached)
Land Size: 163 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2025: $2,100,000

Comparable Properties



68 Surrey Rd SOUTH YARRA 3141 (REI)

2 | 1 | 1

Price: $1,050,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House

Agent Comments



34 Hardy St SOUTH YARRA 3141 (REI/VG)

2 | 1 | -

Price: $1,145,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 108 sqm approx

Agent Comments



21 Cromwell Pl SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $1,100,000
Method: Private Sale
Date: 25/04/2025
Property Type: House
Land Size: 88 sqm approx

Agent Comments

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

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