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 | 7/504 Punt Road, South Yarra Vic 3141 |

## Indicative selling price

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

Range between $650,000 & $700,000

## Median sale price

Median price $585,000 Property Type Unit Suburb South Yarra

Period - From 30/07/2024 to 29/07/2025 Source Property Data

## 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 | 402/52 Darling St SOUTH YARRA 3141 | $645,000 | 16/05/2025 |
| 2 | 1/17-23 Mona Pl SOUTH YARRA 3141 | $658,500 | 10/05/2025 |
| 3 | 5/2a Davidson St SOUTH YARRA 3141 | $670,000 | 26/06/2025 |

**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: 30/07/2025 10:40

# 7/504 Punt Road, South Yarra Vic 3141



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$650,000 - $700,000
**Median Unit Price**
30/07/2024 - 29/07/2025: $585,000

## Comparable Properties



**402/52 Darling St SOUTH YARRA 3141 (REI)**

2 1 1

**Price:** $645,000
**Method:** Private Sale
**Date:** 16/05/2025
**Property Type:** Apartment

Agent Comments



**1/17-23 Mona Pl SOUTH YARRA 3141 (REI)**

2 1 1

**Price:** $658,500
**Method:** Auction Sale
**Date:** 10/05/2025
**Property Type:** Apartment

Agent Comments



**5/2a Davidson St SOUTH YARRA 3141 (REI)**

2 1 1

**Price:** $670,000
**Method:** Private Sale
**Date:** 26/06/2025
**Property Type:** Apartment

Agent Comments

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

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