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	5/4 Davidson Street, South Yarra Vic 3141

Indicative selling price

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

Single price $635,000

Median sale price

Median price $592,750 Property Type Unit Suburb South Yarra

Period - From 25/02/2025 to 24/02/2026 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	15/36 Cromwell Rd SOUTH YARRA 3141	$615,000	16/12/2025
2	14/27-31 Avoca St SOUTH YARRA 3141	$650,000	10/11/2025
3	3/22 Darling St SOUTH YARRA 3141	$623,000	06/10/2025

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: 25/02/2026 20:23

5/4 Davidson Street, South Yarra Vic 3141



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$635,000
Median Unit Price
25/02/2025 - 24/02/2026: $592,750

Comparable Properties



15/36 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment

Agent Comments



14/27-31 Avoca St SOUTH YARRA 3141 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 10/11/2025
Property Type: Unit

Agent Comments



3/22 Darling St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $623,000
Method: Auction Sale
Date: 06/10/2025
Property Type: Apartment

Agent Comments

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

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