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	14/27-31 Avoca Street, South Yarra Vic 3141

Indicative selling price

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

Single price $629,000

Median sale price

Median price $582,000 Property Type Unit Suburb South Yarra

Period - From 30/09/2024 to 29/09/2025 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	1/59 Albion St SOUTH YARRA 3141	$610,000	31/07/2025
2	10/2 Gordon Gr SOUTH YARRA 3141	$644,986	20/08/2025
3	402/52 Darling St SOUTH YARRA 3141	$645,000	16/05/2025

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: 30/09/2025 14:42

14/27-31 Avoca Street, South Yarra Vic 3141



2 1 1

Rooms: 1
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$629,000
Median Unit Price
30/09/2024 - 29/09/2025: $582,000

Comparable Properties



1/59 Albion St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $610,000
Method: Sold Before Auction
Date: 31/07/2025
Property Type: Apartment

Agent Comments



10/2 Gordon Gr SOUTH YARRA 3141 (REI)

2 1 1

Price: $644,986
Method: Sold Before Auction
Date: 20/08/2025
Property Type: Apartment

Agent Comments



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

2 1 1

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

Agent Comments

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

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