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	4/48 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between $400,000 & $420,000

Median sale price

Median price $590,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2025 to 30/09/2025 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.

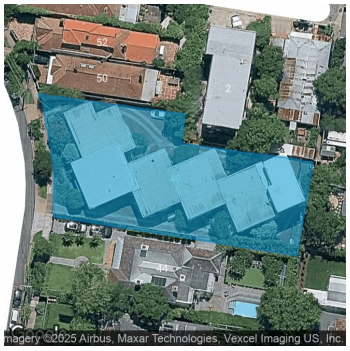
	Address of comparable property	Price	Date of sale
1	9/42 Powell St SOUTH YARRA 3141	$423,000	17/09/2025
2	7/35 Fitzgerald St SOUTH YARRA 3141	$405,000	15/07/2025
3	17/393 Toorak Rd SOUTH YARRA 3141	$415,000	25/06/2025

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: 08/12/2025 11:48

4/48 Cromwell Road, South Yarra Vic 3141



1 1 0

Rooms: 2
Property Type: Unit

Agent Comments

Indicative Selling Price
$400,000 - $420,000
Median Unit Price
September quarter 2025: $590,000

Comparable Properties



9/42 Powell St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $423,000
Method: Private Sale
Date: 17/09/2025
Property Type: Apartment

Agent Comments



7/35 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $405,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

Agent Comments



17/393 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 25/06/2025
Property Type: Unit
Land Size: 1426 sqm approx

Agent Comments

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

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