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	44 Tivoli Road, South Yarra Vic 3141

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

Median price $2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2026 to 31/03/2026 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	73 Tivoli Rd SOUTH YARRA 3141	$4,800,000	21/03/2026
2	59 Tivoli Rd SOUTH YARRA 3141	$4,680,000	22/11/2025
3	17 Ralston St SOUTH YARRA 3141	$4,300,000	12/11/2025

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: 04/05/2026 16:14

44 Tivoli Road, South Yarra Vic 3141

JellisCraig



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
March quarter 2026: $2,275,000

Comparable Properties



73 Tivoli Rd SOUTH YARRA 3141 (REI)

3 2 2

Price: $4,800,000
Method: Private Sale
Date: 21/03/2026
Property Type: House

Agent Comments



59 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $4,680,000
Method: Private Sale
Date: 22/11/2025
Property Type: House
Land Size: 448 sqm approx

Agent Comments



17 Ralston St SOUTH YARRA 3141 (REI/VG)

4 3 2

Price: $4,300,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 334 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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