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: 87 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,367,500 Property Type Townhouse Suburb South Yarra

Period - From 19/08/2024 to 18/08/2025 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	1/12 Arthur St SOUTH YARRA 3141	$1,765,000	28/06/2025
2	68 Osborne St SOUTH YARRA 3141	$1,950,000	14/03/2025
3			

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: 19/08/2025 14:37

87 Albion Street, South Yarra Vic 3141



3 2 2

Property Type: House
Land Size: 168 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median Townhouse Price
19/08/2024 - 18/08/2025: $1,367,500

Comparable Properties



1/12 Arthur St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $1,765,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

Agent Comments



68 Osborne St SOUTH YARRA 3141 (REI/VG)

3 3 2

Price: $1,950,000
Method: Private Sale
Date: 14/03/2025
Property Type: Townhouse (Single)
Land Size: 124 sqm approx

Agent Comments

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.

Account - RT Edgar | P: 03 9826 1000

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