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	32a Hardy Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,458,750 Property Type Townhouse Suburb South Yarra

Period - From 17/07/2025 to 16/07/2026 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	5/66 Williams Rd PRAHRAN 3181	$1,125,000	08/07/2026
2	5 Park La SOUTH YARRA 3141	$1,130,000	28/02/2026
3	7/1 York St PRAHRAN 3181	$1,100,000	16/02/2026

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: 17/07/2026 10:40

32a Hardy Street, South Yarra Vic 3141



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
17/07/2025 - 16/07/2026: $1,458,750

Comparable Properties



5/66 Williams Rd PRAHRAN 3181 (REI)

2 2 1

Price: $1,125,000
Method: Private Sale
Date: 08/07/2026
Property Type: Townhouse (Single)

Agent Comments



5 Park La SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $1,130,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments



7/1 York St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $1,100,000
Method: Private Sale
Date: 16/02/2026
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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