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	3/17 Avoca Street, South Yarra Vic 3141

Indicative selling price

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

Single price $8,995,000

Median sale price

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

Period - From 23/01/2025 to 22/01/2026 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	2/23 Tintern Av TOORAK 3142	$7,400,000	12/08/2025
2			
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: 23/01/2026 14:31

3/17 Avoca Street, South Yarra Vic 3141



3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$8,995,000
Median Unit Price
23/01/2025 - 22/01/2026: $590,000

Comparable Properties



2/23 Tintern Av TOORAK 3142 (REI/VG)

4 4 6

Price: $7,400,000
Method: Expression of Interest
Date: 12/08/2025
Property Type: Apartment
Land Size: 600 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 - Marshall White | P: 03 9822 9999

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