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	1&2/38 Alexandra Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,465,000 Property Type Townhouse Suburb South Yarra

Period - From 08/05/2025 to 07/05/2026 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	1&2/10 Lang St SOUTH YARRA 3141	$1,880,000	23/12/2025
2	5 Nottingham St PRAHRAN 3181	$1,475,000	08/11/2025
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: 08/05/2026 11:07

1&2/38 Alexandra Street, South Yarra Vic 3141

Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median Townhouse Price
08/05/2025 - 07/05/2026: $1,465,000

Comparable Properties

1&2/10 Lang St SOUTH YARRA 3141 (REI)

4 2 -

Agent Comments

Price: $1,880,000
Method:
Date: 23/12/2025
Property Type: House

5 Nottingham St PRAHRAN 3181 (REI)

4 2 -

Agent Comments

Price: $1,475,000
Method:
Date: 08/11/2025
Property Type: House

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 - Buxton Stonnington | P: 03 9510 1966

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