Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 27 Tivoli Place, South Yarra Vic 3141

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	161	411

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $2,800,000 or Range between _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $2,800,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $2,102,500 Property type House Suburb South Yarra

Period: from 16/10/2025 to 15/10/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	6 Barnsbury Rd SOUTH YARRA 3141		
Sale price	$2,750,000	Date of sale	09/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	N/A	445

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Reviewed historical engagement for 27 Tivoli Place, South Yarra. Matt Davis confirmed supporting evidence of the agency’s involvement, including buyer introductions and marketing activity in Box and Dice. Kay & Burton provided brokering services before 1 July 2026, with the same client and property and no significant changes, unusual activity, or suspicious indicators identified. This is considered a continuing pre-commencement relationship; AML onboarding is not required. Supporting records retained on file.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$2,470,000	Unconditional sale date	06/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=fa96fed0e0e796625baa77efcc65cc0c

27 Tivoli Place, South Yarra Vic 3141

KAY & BURTON



3 2 2

Property Type: House
Land Size: 411 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
12/10/2025 - 11/10/2026: $2,102,500

Comparable Properties



6 Barnsbury Rd SOUTH YARRA 3141 (REI)

3 2 2

Price: $2,750,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments

Reviewed historical engagement for 27 Tivoli Place, South Yarra. Matt Davis confirmed supporting evidence of the agency's involvement, including buyer introductions and marketing activity in Box and Dice. Kay & Burton provided brokering services before 1 July 2026, with the same client and property and no significant changes, unusual activity, or suspicious indicators identified. This is considered a continuing pre-commencement relationship; AML onboarding is not required. Supporting records retained on file.

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171

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