Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Property offered for sale** ***Sections 47AF of the Estate Agents Act 1980***

| Address Including suburb & postcode | 5/19 Yarra Street, South Yarra VIC 3141 |
|---|---|

**Indicative selling price**

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

| Single price | X | or range between | $400,000 | & | $440,000 |
|---|---|---|---|---|---|

**Median sale price**

| Median price | $610,000 | Property type | Apartment | Suburb | South Yarra |
|---|---|---|---|---|---|
| Period - from | 01/07/24 | to | 30/06/25 | Source | REIV |

**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 | Sale Date | Size | Bed | Bath | Car |
|---|---|---|---|---|---|---|
| 1. 27/274a Domain Road, South Yarra | $420,000 | 23/09/25 | 47m2 | 1 | 1 | 1 |
| 2. 7/35 Fitzgerald Street, South Yarra | $405,000 | 15/07/25 | 42m2 | 1 | 1 | 1 |
| 3. 10/54 Rockley Road, South Yarra | $450,000 | 01/08/25 | | 1 | 1 | 1 |

This Statement of Information was prepared on: 15/10/25

***Harcourts Melbourne City have provided additional information that the purchaser may find informative.***

| Additional comparable sales | Price | Sale Date | Size | Bed | Bath | Car |
|---|---|---|---|---|---|---|
| 4. 8/274a Domain Road, South Yarra | $430,000 | 28/07/25 | | 1 | 1 | 1 |
| 5. 8/65 Albion Street, South Yarra | $450,000 | 10/08/25 | 53m2 | 1 | 1 | 1 |
| 6. 7/274a Domain Road, South Yarra | $460,000 | 18/07/25 | 43m2 | 1 | 1 | 1 |

| Material Fact to disclose | Current Rent & Lease Expiry | Rental Potential (pw) |
|---|---|---|
| No | N/A | $500pw |

**Property Outgoing Information (approximately per annum)**

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---|---|---|---|
| $962.77 | $704.24 | $3,432.00 | $5,099.01 |

| Year Built | # In Complex/Block | Facilities |
|---|---|---|
| 1970 | 16 | Secure entrance, remote-controlled undercover parking |

| Owners Corporation | Chattels |
|---|---|
| Dixon Kestles<br>P: 03 9690 3488 | All fixed floor coverings, electric light fittings, window furnishings. Also including TV, two chest of drawers, two leather couches, microwave, fridge and oven. But specifically excluding the dining table and two dining chairs, the washing machine and clothes dryer, the bed & base. |

| Sale Method | Terms |
|---|---|
| Deadline Sale 11/11/25 at 12pm | 10% Deposit - Settlement 30 Days |

*Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.*