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	405/36 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price $620,000

Median sale price

Median price	$560,000	Property Type	Unit	Suburb	South Yarra
Period - From	20/08/2025	to	19/08/2026	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	11/16 Kensington Rd SOUTH YARRA 3141	$610,000	23/06/2026
2	4/59 Davis Av SOUTH YARRA 3141	$615,000	18/03/2026
3	5/4 Davidson St SOUTH YARRA 3141	$620,000	27/02/2026

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: 20/08/2026 10:44

405/36 Darling Street, South Yarra Vic 3141



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000
Median Unit Price
20/08/2025 - 19/08/2026: $560,000

Comparable Properties



11/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $610,000
Method: Private Sale
Date: 23/06/2026
Property Type: Apartment

Agent Comments



4/59 Davis Av SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 18/03/2026
Property Type: Apartment

Agent Comments



5/4 Davidson St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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