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	722/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between $590,000 & $645,000

Median sale price

Median price $550,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2026 to 30/06/2026 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	Date of sale
1	302/200 Toorak Rd SOUTH YARRA 3141	$645,000	19/05/2026
2	1902/2 Claremont St SOUTH YARRA 3141	$635,000	26/06/2026
3	104/36 Wilson St SOUTH YARRA 3141	$620,000	10/03/2026

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: 24/08/2026 15:56

722/32 Bray Street, South Yarra Vic 3141

JellisCraig

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Indicative Selling Price
$590,000 - $645,000
Median Unit Price
June quarter 2026: $550,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



302/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $645,000
Method: Private Sale
Date: 19/05/2026
Property Type: Apartment

Agent Comments



1902/2 Claremont St SOUTH YARRA 3141 (REI)

2 2 1

Price: $635,000
Method: Private Sale
Date: 26/06/2026
Property Type: Apartment

Agent Comments



104/36 Wilson St SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $620,000
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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