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: 5/435 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between: $1,850,000 & $2,035,000

Median sale price

Median price: $605,000 Property Type: Unit Suburb: South Yarra

Period - From: 01/01/2022 to: 31/12/2022 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	391 Toorak Rd SOUTH YARRA 3141	$2,015,000	03/03/2023
2	401/555 St Kilda Rd MELBOURNE 3004	$1,858,000	23/03/2023
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: 05/04/2023 10:21

5/435 Punt Road, South Yarra Vic 3141

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,850,000 - $2,035,000
Median Unit Price
Year ending December 2022: $605,000

Comparable Properties



391 Toorak Rd SOUTH YARRA 3141 (REI)

3 2 2

Price: $2,015,000
Method: Sold Before Auction
Date: 03/03/2023
Property Type: Unit

Agent Comments

Main road, similar accommodation



401/555 St Kilda Rd MELBOURNE 3004 (REI)

3 3 3

Price: $1,858,000
Method: Private Sale
Date: 23/03/2023
Property Type: Apartment
Land Size: 190 sqm approx

Agent Comments

Main road, similar accommodation

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.

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