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	54 Malcolm Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,150,000 & $1,265,000

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	1005/505 St Kilda Rd MELBOURNE 3004	$1,277,000	18/11/2022
2	3/1 Wallace Av TOORAK 3142	$1,185,000	08/10/2022
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 10:09



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median Unit Price
Year ending December 2022: $605,000

Comparable Properties



1005/505 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 2

Price: $1,277,000
Method: Private Sale
Date: 18/11/2022
Property Type: Apartment

Agent Comments

Only 1.75km away, South Yarra is a more desirable suburb



3/1 Wallace Av TOORAK 3142 (REI/VG)

2 2 1

Price: $1,185,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Apartment

Agent Comments

Only 990m away, South Yarra is a more desirable suburb

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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