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	8/176 Walsh Street, South Yarra Vic 3141

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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	12/63 Darling St SOUTH YARRA 3141	$935,000	12/08/2023
2	16/17-21 Tivoli Pl SOUTH YARRA 3141	$920,000	26/07/2023
3	9/10 Kensington Rd SOUTH YARRA 3141	$855,000	15/07/2023

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: 15/08/2023 12:56

8/176 Walsh Street, South Yarra Vic 3141

Simon Dale
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median Unit Price
June quarter 2023: $591,000

Comparable Properties



12/63 Darling St SOUTH YARRA 3141 (REI)

2 1 -

Price: $935,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit

Agent Comments

Older period complex, no car parking, within 0.5km of subject property



16/17-21 Tivoli Pl SOUTH YARRA 3141 (REI)

3 1 1

Price: $920,000
Method: Private Sale
Date: 26/07/2023
Property Type: Apartment
Land Size: 93 sqm approx

Agent Comments

3 x bedroom, within 0.3km of subject property.



9/10 Kensington Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $855,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit

Agent Comments

Similar age complex, 2 x bedroom, 1 x bath, 1.5km of subject property

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