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	301/24 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between $850,000 & $880,000

Median sale price

Median price $564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	412/576-578 St Kilda Rd MELBOURNE 3004	$870,888	01/07/2024
2	605/800 Chapel St SOUTH YARRA 3141	$865,000	06/06/2024
3	507/243 Toorak Rd SOUTH YARRA 3141	$856,000	20/02/2024

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: 10/07/2024 13:20

301/24 Wilson Street, South Yarra Vic 3141



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$850,000 - $880,000
Median Unit Price
March quarter 2024: $564,250

Comparable Properties



412/576-578 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $870,888
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment

Agent Comments



605/800 Chapel St SOUTH YARRA 3141 (REI)

2 2 1

Price: $865,000
Method: Private Sale
Date: 06/06/2024
Property Type: Apartment

Agent Comments



507/243 Toorak Rd SOUTH YARRA 3141 (REI)

2 2 1

Price: $856,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment
Land Size: 94 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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