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	39 Hardy Street, South Yarra, VIC 3141

Indicative selling price

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

Single price		or range between	$1,150,000	&	$1,250,000

Median sale price

Median price	$2,200,000	Property type	House	Suburb	South Yarra
Period - From	30/08/2023	to	29/08/2024	Source	pdol

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	18 Spring St, Prahran Vic	$1,239,500	25/05/2024
2	85 Peel St, Windsor Vic	$1,290,000	11/05/2024
3	24 Hardy Street, South Yarra Vic	$1,170,000	17/08/2024

This Statement of Information was prepared on: 30/08/2024

CONSUMER AFFAIRS VICTORIA