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	98 Leopold 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	$2,500,000	&	$2,750,000

Median sale price

Median price	$2,200,000	Property type	House	Suburb	South Yarra
Period - From	14/08/2023	to	13/08/2024	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	25 Davis Avenue, South Yarra 3141	$2,850,000	17/07/2024
2	106 Park Street, South Yarra 3141	$2,730,000	04/05/2024
3	58 Leopold Street, South Yarra 3141	$2,400,000	30/07/2024

This Statement of Information was prepared on: 14/08/2024

CONSUMER AFFAIRS VICTORIA