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	22 Balmoral Street, South Yarra Vic 3141

Indicative selling price

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

Range between $900,000 & $980,000

Median sale price

Median price $2,200,000 Property Type House Suburb South Yarra

Period - From 01/07/2023 to 30/06/2024 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	17 Albert St WINDSOR 3181	$1,002,500	20/06/2024
2	119 Williams Rd PRAHRAN 3181	$1,088,000	18/05/2024
3	24 Gladstone St WINDSOR 3181	$950,000	23/03/2024

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: 23/08/2024 14:41

22 Balmoral Street, South Yarra Vic 3141



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$900,000 - $980,000
Median House Price
Year ending June 2024: $2,200,000

Comparable Properties



17 Albert St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,002,500
Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 159 sqm approx

Agent Comments



119 Williams Rd PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,088,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 181 sqm approx

Agent Comments



24 Gladstone St WINDSOR 3181 (REI/VG)

2 1 -

Price: $950,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 145 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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