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	46 Garden Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $2,180,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 30/09/2024 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	4 Bayview St PRAHRAN 3181	$1,650,000	08/11/2024
2	6 Balmoral Pl SOUTH YARRA 3141	$1,587,500	23/09/2024
3	6/37a Canterbury Rd TOORAK 3142	$1,580,000	13/07/2024

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: 03/01/2025 09:08

46 Garden Street, South Yarra Vic 3141



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending September 2024: $2,180,000

Comparable Properties



4 Bayview St PRAHRAN 3181 (REI)

3 2 -

Price: $1,650,000
Method: Private Sale
Date: 08/11/2024
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments



6 Balmoral Pl SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $1,587,500
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 108 sqm approx

Agent Comments



6/37a Canterbury Rd TOORAK 3142 (REI/VG)

3 2 1

Price: $1,580,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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