Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	12/17-23 Mona Place, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$370,000	&	\$407,000
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Median sale price

Median price	\$555,000	Pro	pperty Type Un	it		Suburb	South Yarra
Period - From	13/11/2023	to	12/11/2024	Sc	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/49 Rowena Pde RICHMOND 3121	\$395,000	06/08/2024
2	5/513 Punt Rd SOUTH YARRA 3141	\$400,000	17/06/2024
3	10/16 Rowena Pde RICHMOND 3121	\$376,000	18/05/2024

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:	13/11/2024 10:31



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$370,000 - \$407,000 Median Unit Price 13/11/2023 - 12/11/2024: \$555,000

Comparable Properties



5/49 Rowena Pde RICHMOND 3121 (REI/VG)

1

1

a

Price: \$395,000 **Method:** Private Sale **Date:** 06/08/2024

Property Type: Apartment

Agent Comments



5/513 Punt Rd SOUTH YARRA 3141 (REI/VG)

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1

Price: \$400,000 Method: Private Sale Date: 17/06/2024 Property Type: Unit



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Agent Comments

10/16 Rowena Pde RICHMOND 3121 (REI/VG)



1





3

Agent Comments

Price: \$376,000 Method: Auction Sale Date: 18/05/2024 Property Type: Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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