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	10 Nicholson Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

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

Period - From 01/04/2024 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	14 Caroline St.S SOUTH YARRA 3141	$1,372,500	17/09/2024
2	31 Tyrone St SOUTH YARRA 3141	$1,375,000	03/08/2024
3	66a Fawkner St SOUTH YARRA 3141	$1,225,000	20/04/2024

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: 26/09/2024 16:16

10 Nicholson Street, South Yarra Vic 3141

RT Edgar



3 1 0

Property Type: House
Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
June quarter 2024: $2,000,000

Comparable Properties



14 Caroline St.S SOUTH YARRA 3141 (REI)

2 1 1

Price: $1,372,500
Method: Sold Before Auction
Date: 17/09/2024
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



31 Tyrone St SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,375,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments



66a Fawkner St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,225,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 125 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata .com.au

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