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	3/14 Cromwell Road, South Yarra, VIC 3141

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $1,917,500 Property Type House Suburb SOUTH YARRA

Period - From 01/05/2024 to 30/10/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4/32 Tivoli Road South Yarra Vic 3141	$520,000	2024-06-20
2	2/70-72 Union Street Windsor Vic 3181	$515,000	2024-05-25
3	13/6 Karbarook Avenue Prahran Vic 3181	$520,000	2024-08-03

This Statement of Information was prepared on: 31/10/2024