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	12/240 Domain Road, South Yarra, VIC 3141

Indicative selling price

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

Single price		or range between	$850,000	&	$920,000

Median sale price

Median price	$574,000	Property type	Unit	Suburb	South Yarra
Period - From	23/04/2024	to	22/10/2024	Source	pdol

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	1/35 Clowes St, South Yarra Vic	$849,000	04/10/2024
2	1/240 Domain Rd, South Yarra Vic	$1,060,000	22/08/2024
3	3/37 Rockley Rd, South Yarra Vic	$910,000	13/06/2024

This Statement of Information was prepared on: 23/10/2024

CONSUMER AFFAIRS VICTORIA