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	1/2 Como Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $1,160,000 Property Type Townhouse Suburb South Yarra

Period - From 10/02/2024 to 09/02/2025 Source Property Data

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	10/2 Stanhope Ct SOUTH YARRA 3141	$1,935,000	09/01/2025
2	1c Fulham Av SOUTH YARRA 3141	$2,200,000	04/11/2024
3	395a Toorak Rd SOUTH YARRA 3141	$2,156,000	26/10/2024

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: 10/02/2025 13:13

1/2 Como Avenue, South Yarra Vic 3141



4 2 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median Townhouse Price
10/02/2024 - 09/02/2025: $1,160,000

Comparable Properties



10/2 Stanhope Ct SOUTH YARRA 3141 (REI)

3 2 2

Price: $1,935,000
Method: Private Sale
Date: 09/01/2025
Property Type: Unit

Agent Comments



1c Fulham Av SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $2,200,000
Method: Private Sale
Date: 04/11/2024
Property Type: Townhouse (Res)

Agent Comments



395a Toorak Rd SOUTH YARRA 3141 (REI/VG)

4 3 2

Price: $2,156,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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