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	38 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Single price $520,000

Median sale price

Median price $565,000 Property Type Unit Suburb South Yarra

Period - From 31/03/2024 to 30/03/2025 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.

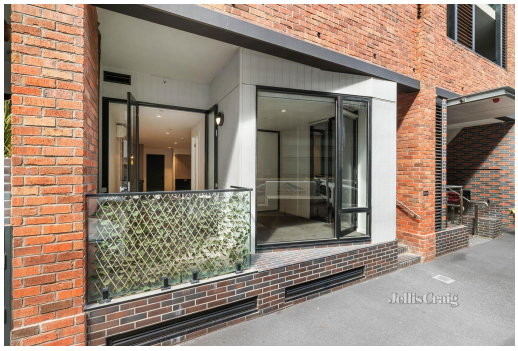
	Address of comparable property	Price	Date of sale
1	1210/8 Daly St SOUTH YARRA 3141	$525,000	04/03/2025
2	2701/35 Malcolm St SOUTH YARRA 3141	$563,500	28/02/2025
3	602/25 Clifton St PRAHRAN 3181	$505,000	21/02/2025

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: 31/03/2025 10:54

38 Wilson Street, South Yarra Vic 3141



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000
Median Unit Price
31/03/2024 - 30/03/2025: $565,000

Comparable Properties



1210/8 Daly St SOUTH YARRA 3141 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment

Agent Comments



2701/35 Malcolm St SOUTH YARRA 3141 (REI)

2 1 1

Price: $563,500
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments



602/25 Clifton St PRAHRAN 3181 (REI)

2 1 1

Price: $505,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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