317/32 Bray Street, South Yarra Vic 3141



1 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
$250,000 - $265,000
Median House Price
Year ending December 2024: $575,000

Comparable Properties



823/32 Bray Street, SOUTH YARRA 3141 (REI/VG)

1 Bed 1 Bath 1 Car
Price: $290,000
Method: Private Sale
Date: 05/02/2025
Property Type: Apartment
Agent Comments: Modern one bedroom apartment in the same block with a car space.



8/23 Avoca Street, SOUTH YARRA 3141 (REI/VG)

1 Bed 1 Bath - Car
Price: $260,000
Method: Private Sale
Date: 01/01/2025
Property Type: Apartment
Agent Comments: Comparable modern one bedroom apartment



1101/35 Malcolm Street, SOUTH YARRA 3141 (REI/VG)

1 Bed 1 Bath - Car
Price: $270,000
Method: Private Sale
Date: 01/11/2024
Property Type: Apartment
Agent Comments: Comparable modern one bedroom apartment

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 317/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between $250,000 & $265,000

Median sale price

Median price $575,000 Unit x Suburb South Yarra

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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
823/32 Bray Street, SOUTH YARRA 3141	$290,000	05/02/2025
8/23 Avoca Street, SOUTH YARRA 3141	$260,000	01/01/2025
1101/35 Malcolm Street, SOUTH YARRA 3141	$270,000	01/11/2024

This Statement of Information was prepared on: 31/03/2025 16:49