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	9 Lang Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,842,500 Property Type House Suburb South Yarra

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	51 Green St CREMORNE 3121	$1,435,000	13/03/2025
2	83 Raleigh St WINDSOR 3181	$1,505,000	02/02/2025
3	69 Lang St SOUTH YARRA 3141	$1,550,000	25/10/2024

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: 23/04/2025 16:01

9 Lang Street, South Yarra Vic 3141

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Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
March quarter 2025: $1,842,500

Comparable Properties



51 Green St CREMORNE 3121 (REI)

3 2 -

Price: $1,435,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)

Agent Comments



83 Raleigh St WINDSOR 3181 (REI/VG)

3 1 -

Price: $1,505,000
Method: Sold Before Auction
Date: 02/02/2025
Property Type: House (Res)
Land Size: 159 sqm approx

Agent Comments



69 Lang St SOUTH YARRA 3141 (VG)

3 - -

Price: $1,550,000
Method: Sale
Date: 25/10/2024
Property Type: House (Res)
Land Size: 119 sqm approx

Agent Comments

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