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<br>Including suburb and postcode | 19 Fitzgerald Street, South Yarra Vic 3141 |

## Indicative selling price

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

Range between $3,100,000 & $3,300,000

## Median sale price

Median price $2,200,000 Property Type House Suburb South Yarra

Period - From 01/07/2024 to 30/06/2025 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.

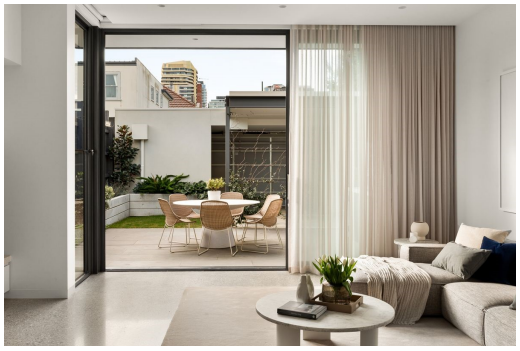
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 44-46 Wilson St SOUTH YARRA 3141 | $3,610,000 | 20/06/2025 |
| 2 | 122 Leopold St SOUTH YARRA 3141 | $3,002,500 | 03/06/2025 |
| 3 | 8 Rose St RICHMOND 3121 | $3,450,000 | 06/03/2025 |

**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: 28/08/2025 17:43

# 19 Fitzgerald Street, South Yarra Vic 3141



4 3 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$3,100,000 - $3,300,000
**Median House Price**
Year ending June 2025: $2,200,000

## Comparable Properties



**44-46 Wilson St SOUTH YARRA 3141 (REI)**

3 3 5

**Price:** $3,610,000
**Method:** Private Sale
**Date:** 20/06/2025
**Property Type:** House (Res)

Agent Comments



**122 Leopold St SOUTH YARRA 3141 (REI)**

3 2 1

**Price:** $3,002,500
**Method:** Expression of Interest
**Date:** 03/06/2025
**Property Type:** House (Res)

Agent Comments



**8 Rose St RICHMOND 3121 (REI)**

4 2 1

**Price:** $3,450,000
**Method:** Private Sale
**Date:** 06/03/2025
**Property Type:** House
**Land Size:** 217 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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