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	226/2 Hobson Street, South Yarra VIC 3141

Indicative selling price

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

Single price $369,000

Median sale price

Median price $555,000 Property Type Unit Suburb South Yarra

Period - From 04/02/2025 to 03/08/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1309/3 Yarra Street South Yarra VIC 3141	$366,800	08/07/2025
1602/14 Claremont Street South Yarra VIC 3141	$385,000	10/04/2025
216/38 Cunningham Street South Yarra VIC 3141	$380,000	19/04/2025

This Statement of Information was prepared on: 04/08/2025