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	45 Myrtle 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 & $1,475,000

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	18 St John St WINDSOR 3181	$1,403,000	18/06/2025
2	19 York St PRAHRAN 3181	$1,415,000	22/05/2025
3	49 Powell St SOUTH YARRA 3141	$1,450,000	08/03/2025

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: 01/09/2025 10:06

45 Myrtle Street, South Yarra Vic 3141

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,475,000
Median House Price
Year ending June 2025: $2,200,000

Comparable Properties



18 St John St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,403,000
Method: Sold Before Auction
Date: 18/06/2025
Property Type: House (Res)
Land Size: 160 sqm approx

Agent Comments



19 York St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,415,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments



49 Powell St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,450,000
Method: Private Sale
Date: 08/03/2025
Property Type: House
Land Size: 151 sqm approx

Agent Comments

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