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	3/27 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price $1,950,000

Median sale price

Median price $677,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2025 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	33a St Edmonds Rd PRAHRAN 3181	$2,150,000	15/07/2025
2	5 Ivy St PRAHRAN 3181	$1,900,000	22/05/2025
3			

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: 17/09/2025 12:19

3/27 Darling Street, South Yarra Vic 3141



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,950,000
Median Unit Price
June quarter 2025: $677,000

Comparable Properties



33a St Edmonds Rd PRAHRAN 3181 (REI/VG)

3 3 2

Price: $2,150,000
Method: Private Sale
Date: 15/07/2025
Property Type: House
Land Size: 111 sqm approx

Agent Comments



5 Ivy St PRAHRAN 3181 (REI/VG)

3 2 2

Price: $1,900,000
Method: Private Sale
Date: 22/05/2025
Property Type: House
Land Size: 179 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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