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	28 Nicholson Street, South Yarra Vic 3141

Indicative selling price

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

Range between $2,300,000 & $2,450,000

Median sale price

Median price $2,149,500 Property Type House Suburb South Yarra

Period - From 22/01/2025 to 21/01/2026 Source Property Data

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	301/2 Cromwell Rd SOUTH YARRA 3141	$2,401,250	05/12/2025
2	111 Charles St PRAHRAN 3181	$2,400,000	26/11/2025
3	18 Moore St SOUTH YARRA 3141	$2,400,000	18/10/2025

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: 22/01/2026 16:58

28 Nicholson Street, South Yarra Vic 3141



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,300,000 - $2,450,000
Median House Price
22/01/2025 - 21/01/2026: $2,149,500

Comparable Properties



301/2 Cromwell Rd SOUTH YARRA 3141 (REI)

3 3 2

Price: $2,401,250
Method: Private Sale
Date: 05/12/2025
Property Type: Apartment

Agent Comments



111 Charles St PRAHRAN 3181 (REI)

3 2 2

Price: $2,400,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)

Agent Comments



18 Moore St SOUTH YARRA 3141 (REI)

4 3 -

Price: $2,400,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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