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 | 403/25 Wilson Street, South Yarra Vic 3141 |

## Indicative selling price

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

Range between $575,000 & $605,000

## Median sale price

Median price $600,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2024 to 30/09/2025 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 | 705/8 Daly St SOUTH YARRA 3141 | $605,000 | 16/09/2025 |
| 2 | 1305/8 Daly St SOUTH YARRA 3141 | $595,000 | 25/08/2025 |
| 3 | 1703/7 Claremont St SOUTH YARRA 3141 | $595,000 | 18/08/2025 |

**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: 31/10/2025 11:31

# 403/25 Wilson Street, South Yarra Vic 3141

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




2 2 1

**Property Type:**
Agent Comments

**Indicative Selling Price**
$575,000 - $605,000
**Median Unit Price**
Year ending September 2025: $600,000

## Comparable Properties



**705/8 Daly St SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** $605,000
**Method:** Private Sale
**Date:** 16/09/2025
**Property Type:** Apartment

Agent Comments



**1305/8 Daly St SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** $595,000
**Method:** Private Sale
**Date:** 25/08/2025
**Property Type:** Apartment

Agent Comments



**1703/7 Claremont St SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** $595,000
**Method:** Private Sale
**Date:** 18/08/2025
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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