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	4/274a Domain Road, South Yarra Vic 3141

Indicative selling price

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

Range between $360,000 & $395,000

Median sale price

Median price $595,000 Property Type Unit Suburb South Yarra

Period - From 22/02/2022 to 21/02/2023 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	10/21 Bruce St TOORAK 3142	$395,000	03/12/2022
2	2/32 Grosvenor St SOUTH YARRA 3141	$376,999	06/09/2022
3	5/26 Darling St SOUTH YARRA 3141	$365,000	03/09/2022

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: 22/02/2023 08:50

4/274a Domain Road, South Yarra Vic 3141



1 | 1 | 1 Secure car space

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$360,000 - $395,000
Median Unit Price
22/02/2022 - 21/02/2023: $595,000

Comparable Properties



10/21 Bruce St TOORAK 3142 (VG)

1 | - | -

Price: $395,000
Method: Sale
Date: 03/12/2022
Property Type: Strata Unit/Flat

Agent Comments



2/32 Grosvenor St SOUTH YARRA 3141 (VG)

1 | - | -

Price: $376,999
Method: Sale
Date: 06/09/2022
Property Type: Strata Unit/Flat

Agent Comments



5/26 Darling St SOUTH YARRA 3141 (REI/VG)

1 | 1 | 1

Price: $365,000
Method: Auction Sale
Date: 03/09/2022
Property Type: Unit

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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