

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

51 Airie Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,000,000 Property Type House Suburb South Yarra

Period - From 01/04/2024 to 30/06/2024 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	40 Tivoli Rd SOUTH YARRA 3141	\$3,050,000	19/06/2024
2	24 Cloverdale Av TOORAK 3142	\$4,265,000	18/06/2024
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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:

11/09/2024 15:35



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Rooms: 6
Property Type: House
Land Size: 294.979 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
June quarter 2024: \$2,000,000

Comparable Properties



40 Tivoli Rd SOUTH YARRA 3141 (REI)

[Agent Comments](#)

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Price: \$3,050,000
Method: Private Sale
Date: 19/06/2024
Property Type: House (Res)
Land Size: 312 sqm approx



24 Cloverdale Av TOORAK 3142 (REI/VG)

[Agent Comments](#)

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Price: \$4,265,000
Method: Auction Sale
Date: 18/06/2024
Property Type: House (Res)
Land Size: 396 sqm approx

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.