

# 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 503/25 Wilson Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$625,000

### Median sale price

Median price \$611,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2024 to 31/12/2024 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	609/15 Clifton St PRAHRAN 3181	\$605,000	03/03/2025
2	1604/12-14 Claremont St SOUTH YARRA 3141	\$595,000	14/02/2025
3	609/480 St Kilda Rd MELBOURNE 3004	\$630,000	10/02/2025

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: 07/03/2025 12:32



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

December quarter 2024: \$611,000

## Comparable Properties



609/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 03/03/2025

Property Type: Apartment



1604/12-14 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 14/02/2025

Property Type: Apartment



609/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255