

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 37/12 Copelen Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,163,250 Property Type Townhouse Suburb South Yarra

Period - From 21/02/2024 to 20/02/2025 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	6/17 Como Av SOUTH YARRA 3141	\$1,310,000	07/12/2024
2	G2/1 Stanhope Ct SOUTH YARRA 3141	\$1,300,000	22/10/2024
3	2/151 Canterbury Rd TOORAK 3142	\$1,340,000	21/10/2024

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: 21/02/2025 12:59



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Townhouse Price
21/02/2024 - 20/02/2025: \$1,163,250

Comparable Properties



6/17 Como Av SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$1,310,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Townhouse (Res)

G2/1 Stanhope Ct SOUTH YARRA 3141 (VG)

Agent Comments

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Price: \$1,300,000

Method: Sale

Date: 22/10/2024

Property Type: Strata Unit/Flat



2/151 Canterbury Rd TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$1,340,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171