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	9/276 DOMAIN ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$580,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$569,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

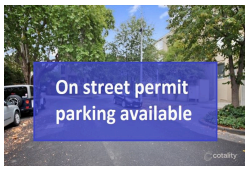
Address of comparable property	Price	Date of sale
4/30 MONA PLACE SOUTH YARRA VIC 3141	$590,000	20-Aug-25
3/24 FITZGERALD STREET SOUTH YARRA VIC 3141	$590,000	23-Aug-25
16/30 MONA PLACE SOUTH YARRA VIC 3141	$590,000	04-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 10 September 2025

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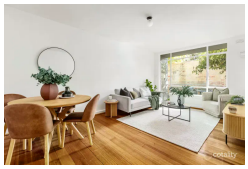


4/30 MONA PLACE SOUTH YARRA VIC 3141

2 1 1

Sold Price RS $590,000 Sold Date **20-Aug-25**

Distance **0.5km**

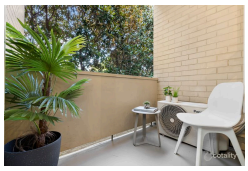


3/24 FITZGERALD STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price Sold Date **23-Aug-25**

Distance **0.89km**



16/30 MONA PLACE SOUTH YARRA VIC 3141

2 1 1

Sold Price **$590,000** Sold Date **04-Jun-25**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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