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	3/21 WILSON STREET 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	$475,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
704/35 WILSON STREET SOUTH YARRA VIC 3141	$472,000	29-Nov-24
6/1-5 MONA PLACE SOUTH YARRA VIC 3141	$490,000	30-Oct-24
9/22A ROCKLEY ROAD SOUTH YARRA VIC 3141	$475,000	19-Feb-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: 06 March 2025

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704/35 WILSON STREET SOUTH YARRA VIC 3141

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Sold Price **$472,000** Sold Date **29-Nov-24**

Distance **0.05km**



6/1-5 MONA PLACE SOUTH YARRA VIC 3141

1 1 -

Sold Price **$490,000** Sold Date **30-Oct-24**

Distance **1.14km**



9/22A ROCKLEY ROAD SOUTH YARRA VIC 3141

1 1 -

Sold Price RS **$475,000** Sold Date **19-Feb-25**

Distance **0.77km**

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

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