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 ROCKLEY 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	$520,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Sep 2025	to	31 Aug 2026	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.

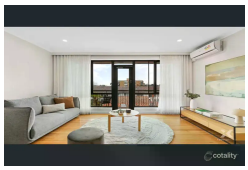
Address of comparable property	Price	Date of sale
15/21 ROCKLEY ROAD SOUTH YARRA VIC 3141	$500,000	23-Jul-26
5/22 ROCKLEY ROAD SOUTH YARRA VIC 3141	$500,000	18-Aug-26
10/22 ROCKLEY ROAD SOUTH YARRA VIC 3141	$500,000	01-Sep-26

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: 30 September 2026

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15/21 ROCKLEY ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **$500,000** Sold Date **23-Jul-26**

Distance **0km**



5/22 ROCKLEY ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price Sold Date **18-Aug-26**

Distance **0.08km**



10/22 ROCKLEY ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price RS **$500,000** Sold Date **01-Sep-26**

Distance **0.08km**

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

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