

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

72 Nicholson Street, South Yarra VIC 3141

Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$2,162,000

Property Type

House

Suburb

South Yarra

Period - From

07/03/2026

to

06/09/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Ralston St, South Yarra Vic	\$1,650,000	15/05/2026
64 Surrey Rd, South Yarra Vic	\$1,745,000	30/03/2026
16/2 Shipley Street, South Yarra	\$1,560,000	21/03/2026

This Statement of Information was prepared on:

07/09/2026