

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

508/20 Garden Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

South Yarra

Period - From

10/09/2025

to

09/09/2026

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	201/22-24 Wilson St SOUTH YARRA 3141	\$490,000	29/07/2026
2	418/35 Malcolm St SOUTH YARRA 3141	\$500,000	27/07/2026
3	105/20 Garden St SOUTH YARRA 3141	\$400,000	27/07/2026

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:

10/09/2026 10:30



Dion Besser

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Indicative Selling Price

\$450,000

Median Unit Price

10/09/2025 - 09/09/2026: \$555,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



201/22-24 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 29/07/2026

Property Type: Apartment



418/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment

Land Size: 72 sqm approx

105/20 Garden St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$400,000

Method: Sale

Date: 27/07/2026

Property Type: Strata Unit/Flat

Account - Besser & Co EA | P: 03 9531 1000



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