

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

50 Howitt Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$2,125,400

Property Type House

Suburb South Yarra

Period - From 18/08/2025

to

17/08/2026

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	12 Evelina Rd TOORAK 3142	\$2,000,000	29/03/2026
2	44 Clarke St PRAHRAN 3181	\$1,988,000	29/04/2026
3			

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:

18/08/2026 09:58



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Rooms: 6
Property Type: House
Land Size: 238.404 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
18/08/2025 - 17/08/2026: \$2,125,400

Comparable Properties

12 Evelina Rd TOORAK 3142 (REI)

Agent Comments

- - -

Price: \$2,000,000
Method:
Date: 29/03/2026
Property Type: House



44 Clarke St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$1,988,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 213 sqm approx

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.