

# 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

41 Tivoli Road, South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,650,000

### Median sale price

Median price

\$2,275,000

Property Type

House

Suburb

South Yarra

Period - From

17/09/2024

to

16/03/2025

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
1 Oxford La, South Yarra Vic	\$2,520,000	15/11/2024
11b Moffat St, South Yarra Vic	\$2,520,000	16/10/2024
2a Copelen St, South Yarra Vic	\$2,900,000	01/12/2024

This Statement of Information was prepared on:

17/03/2025