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	4/271A WILLIAMS 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	$385,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Dec 2024	to	30 Nov 2025	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
11/245 WILLIAMS ROAD SOUTH YARRA VIC 3141	$385,000	29-Sep-25
3/213 WILLIAMS ROAD SOUTH YARRA VIC 3141	$397,000	29-Oct-25
8D/381 TOORAK ROAD SOUTH YARRA VIC 3141	$440,000	01-Aug-25

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: 01 December 2025

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11/245 WILLIAMS ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **$385,000** Sold Date **29-Sep-25**

Distance **0.21km**



3/213 WILLIAMS ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price RS **$397,000** Sold Date **29-Oct-25**

Distance **0.42km**



8D/381 TOORAK ROAD SOUTH YARRA VIC 3141

1 1 1

Sold Price **$440,000** Sold Date **01-Aug-25**

Distance **0.28km**

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

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