

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

5/17 Rockley Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2024

to 30/09/2025

Source REIV

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	1/10 Tivoli Rd SOUTH YARRA 3141	\$590,000	08/08/2025
2	12/16 Kensington Rd SOUTH YARRA 3141	\$599,000	30/05/2025
3	1/45 Kensington Rd SOUTH YARRA 3141	\$580,000	30/04/2025

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:

14/10/2025 12:34



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending September 2025: \$600,000

Comparable Properties



1/10 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 08/08/2025

Property Type: Apartment



12/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$599,000

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment



1/45 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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