

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

1904/7 YARRA STREET 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2025

to

31 Jan 2026

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

1307/7 YARRA STREET SOUTH YARRA VIC 3141	\$337,500	16-Dec-25
1309/3 YARRA STREET SOUTH YARRA VIC 3141	\$366,800	08-Jul-25
2110/3 YARRA STREET SOUTH YARRA VIC 3141	\$385,000	30-Jan-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: 20 February 2026



**1307/7 YARRA STREET SOUTH
 YARRA VIC 3141**

 1  1  1

Sold Price **\$337,500** Sold Date **16-Dec-25**

Distance **0km**



**1309/3 YARRA STREET SOUTH
 YARRA VIC 3141**

 1  1  1

Sold Price **\$366,800** Sold Date **08-Jul-25**

Distance **0.04km**



**2110/3 YARRA STREET SOUTH
 YARRA VIC 3141**

 1  1  1

Sold Price **\$385,000** Sold Date **30-Jan-25**

Distance **0.04km**

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

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