

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

20/27 Avoca Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra

Period - From 19/11/2024 to 18/11/2025 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	9/51 Caroline St SOUTH YARRA 3141	\$652,500	16/09/2025
2	10/2 Gordon Gr SOUTH YARRA 3141	\$644,986	20/08/2025
3	10/49 Tivoli Rd SOUTH YARRA 3141	\$625,000	26/06/2025

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: 19/11/2025 11:53



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
19/11/2024 - 18/11/2025: \$585,000

Comparable Properties



9/51 Caroline St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$652,500
Method: Private Sale
Date: 16/09/2025
Property Type: Apartment



10/2 Gordon Gr SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$644,986
Method: Sold Before Auction
Date: 20/08/2025
Property Type: Apartment



10/49 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$625,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455