

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

42 AIRLIE STREET, 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)

Price Range: \$1,800,000 to \$1,980,000

### Median sale price

Median price

\$2,050,000

Property type

House

Suburb

SOUTH YARRA

Period

01 October 2025 to 31 December 2025

Source

pricfinder

### Comparable property sales

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.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
6 MACFARLAN ST, SOUTH YARRA, VIC 3141	\$1,910,000	25/10/2025
40 CLIFTON ST, RICHMOND, VIC 3121	\$1,902,000	25/10/2025

This Statement of Information was prepared on:

03/03/2026