

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

24 Grosvenor Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$3,500,000

&

\$3,850,000

Median sale price

Median price

\$2,212,500

Property Type

House

Suburb

South Yarra

Period - From

04/03/2025

to

03/03/2026

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	23 Nicholson St SOUTH YARRA 3141	\$3,675,000	19/02/2026
2	72 Oban St SOUTH YARRA 3141	\$3,650,000	04/12/2025
3			

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:

04/03/2026 14:16



3-4 2.5 2

Property Type:
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,850,000
Median House Price
04/03/2025 - 03/03/2026: \$2,212,500

Comparable Properties



23 Nicholson St SOUTH YARRA 3141 (REI)

Agent Comments

4 4 2

Price: \$3,675,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)



72 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$3,650,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)

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.

Account - Marshall White | P: 03 9822 9999



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