

# 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

1/53 Cromwell Road, 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)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb South Yarra

Period - From 01/01/2025 to 31/12/2025 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	6/40 Grange Rd TOORAK 3142	\$1,850,000	29/01/2026
2	20 Ann St WINDSOR 3181	\$1,837,000	03/11/2025
3	3/27 Darling St SOUTH YARRA 3141	\$1,850,000	26/09/2025

**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:

04/03/2026 10:47



3   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

Year ending December 2025: \$2,100,000

## Comparable Properties



**6/40 Grange Rd TOORAK 3142 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 29/01/2026

**Property Type:** Townhouse (Res)



**20 Ann St WINDSOR 3181 (VG)**

Agent Comments

3   
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**Price:** \$1,837,000

**Method:** Sale

**Date:** 03/11/2025

**Property Type:** House (Res)

**Land Size:** 187 sqm approx



**3/27 Darling St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 26/09/2025

**Property Type:** Townhouse (Single)

Account - Marshall White | P: 03 9822 9999