

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

116/9 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$618,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2025

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	1207/14 Queens Rd MELBOURNE 3004	\$470,000	04/02/2026
2	511/601 St Kilda Rd MELBOURNE 3004	\$478,888	02/01/2026
3	209/3 Victoria St WINDSOR 3181	\$480,000	19/11/2025

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 11:44



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000

Median Unit Price

December quarter 2025: \$618,750

Comparable Properties



1207/14 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$470,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment



511/601 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1
 1
 1

Price: \$478,888

Method: Private Sale

Date: 02/01/2026

Property Type: Apartment



209/3 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$480,000

Method: Private Sale

Date: 19/11/2025

Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504