

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

7 Joy Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

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	2/32 Kensington Rd SOUTH YARRA 3141	\$2,410,000	19/01/2026
2	12 Sargood St TOORAK 3142	\$2,320,000	24/12/2025
3	111 Charles St PRAHRAN 3181	\$2,400,000	26/11/2025

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:

03/03/2026 12:07



 3
  2
  2

Rooms: 5
Property Type: House (Res)
Land Size: 181 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 Year ending December 2025: \$2,100,000

Comparable Properties



2/32 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  1

Price: \$2,410,000
Method: Private Sale
Date: 19/01/2026
Property Type: House



12 Sargood St TOORAK 3142 (REI)

Agent Comments

 3
  2
  1

Price: \$2,320,000
Method: Private Sale
Date: 24/12/2025
Property Type: House



111 Charles St PRAHRAN 3181 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$2,400,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)
Land Size: 525 sqm approx

Account - Marshall White | P: 03 9822 9999



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