

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

1707/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$750,000 & \$800,000

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	1502/3 Yarra St SOUTH YARRA 3141	\$795,000	23/01/2026
2	1102/3 Yarra St SOUTH YARRA 3141	\$770,000	24/11/2025
3	1205/12 Yarra St SOUTH YARRA 3141	\$790,000	07/11/2025

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 16:43



Property Type: Caravan
Park/Camping Ground/Tourist
Park
Land Size: 2168 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
December quarter 2025: \$618,750

Comparable Properties



1502/3 Yarra St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)



Price: \$795,000
Method: Private Sale
Date: 23/01/2026
Property Type: Apartment



1102/3 Yarra St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)



Price: \$770,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment



1205/12 Yarra St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)



Price: \$790,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255