

# 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

7/765 Punt 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 \$335,000 & \$355,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb South Yarra

Period - From 02/03/2025 to 01/03/2026 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	12/26 Darling St SOUTH YARRA 3141	\$345,000	21/02/2026
2	2/26 Davis Av SOUTH YARRA 3141	\$355,000	08/11/2025
3	10/35 Fitzgerald St SOUTH YARRA 3141	\$355,000	13/09/2025

**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:

02/03/2026 12:18



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$335,000 - \$355,000

Median Unit Price

02/03/2025 - 01/03/2026: \$595,000

## Comparable Properties



12/26 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$345,000

Method: Private Sale

Date: 21/02/2026

Property Type: Apartment



2/26 Davis Av SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$355,000

Method: Private Sale

Date: 08/11/2025

Property Type: Apartment



10/35 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$355,000

Method: Private Sale

Date: 13/09/2025

Property Type: Apartment

Account - Buxton Stonnington | P: 03 9510 1966



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