

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 9/37 Fawkner Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$591,000

Property Type Unit

Suburb South Yarra

Period - From 23/02/2025

to 22/02/2026

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	10/35 Fitzgerald St SOUTH YARRA 3141	\$355,000	13/09/2025
2	12/238 Toorak Rd SOUTH YARRA 3141	\$385,000	22/01/2026
3	11/42 Powell St SOUTH YARRA 3141	\$395,000	12/12/2025

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:

23/02/2026 13:56



1 1 1

Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
\$375,000
Median Unit Price
23/02/2025 - 22/02/2026: \$591,000

Comparable Properties



10/35 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$355,000
Method: Private Sale
Date: 13/09/2025
Property Type: Apartment



12/238 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment



11/42 Powell St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455