

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

602/32 BRAY STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

208/32 BRAY STREET SOUTH YARRA VIC 3141	\$499,000	01-Apr-25
212/32 BRAY STREET SOUTH YARRA VIC 3141	\$490,000	12-Jun-25
408/36 WILSON STREET SOUTH YARRA VIC 3141	\$505,000	02-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 07 March 2026



**208/32 BRAY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$499,000** Sold Date **01-Apr-25**

Distance **0km**



**212/32 BRAY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$490,000** Sold Date **12-Jun-25**

Distance **0km**



**408/36 WILSON STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$505,000** Sold Date **02-Dec-25**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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