

# 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

74 Wilson Street, 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

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

South Yarra

Period - From

13/03/2025

to

12/03/2026

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	65 Alfred St PRAHRAN 3181	\$1,510,000	10/12/2025
2	233 Williams Rd SOUTH YARRA 3141	\$1,585,000	13/11/2025
3			

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:

13/03/2026 10:19



 3
  1
  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

13/03/2025 - 12/03/2026: \$2,250,000

## Comparable Properties



**65 Alfred St PRAHRAN 3181 (REI/VG)**

Agent Comments

 3
  2
  1

**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 10/12/2025

**Property Type:** House (Res)

**Land Size:** 230 sqm approx



**233 Williams Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 3
  2
  -

**Price:** \$1,585,000

**Method:** Sold Before Auction

**Date:** 13/11/2025

**Property Type:** House (Res)

**Land Size:** 129 sqm approx

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.

Account - RT Edgar | P: 03 9826 1000



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