

# 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 8/49 Davis Avenue, 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 \$500,000 & \$550,000

### Median sale price

Median price \$601,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2025 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	4/24 Fitzgerald St SOUTH YARRA 3141	\$542,100	12/03/2026
2	6/49 Davis Av SOUTH YARRA 3141	\$550,000	22/10/2025
3	20/17-23 Mona PI SOUTH YARRA 3141	\$520,000	16/10/2025

**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: 18/03/2026 15:13



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending December 2025: \$601,000

## Comparable Properties



**4/24 Fitzgerald St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   1   1

**Price:** \$542,100

**Method:** Private Sale

**Date:** 12/03/2026

**Property Type:** Apartment



**6/49 Davis Av SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 22/10/2025

**Property Type:** Unit



**20/17-23 Mona PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   1   1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9864 5000**