

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

20 Luxton Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$2,162,000 Property Type House Suburb South Yarra

Period - From 01/04/2025 to 31/03/2026 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	28 Portland PI SOUTH YARRA 3141	\$2,050,000	21/02/2026
2	2 Woodside Cr TOORAK 3142	\$2,180,000	01/11/2025
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: 16/04/2026 13:54



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

Year ending March 2026: \$2,162,000

Comparable Properties



28 Portland PI SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$2,050,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



2 Woodside Cr TOORAK 3142 (REI/VG)

Agent Comments

3 2 1

Price: \$2,180,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 204 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 - Jellis Craig | P: 03 9864 5000



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