

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

g4/52 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$610,000

Property Type

Unit

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	10/26 Darling St SOUTH YARRA 3141	\$330,000	27/03/2026
2	15/174w Toorak Rd SOUTH YARRA 3141	\$320,000	26/03/2026
3	9/23 Tivoli Rd SOUTH YARRA 3141	\$350,000	12/11/2025

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:

16/04/2026 14:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending March 2026: \$610,000

Comparable Properties



10/26 Darling St SOUTH YARRA 3141 (REI)

 1
  1
  1

Price: \$330,000

Method: Private Sale

Date: 27/03/2026

Property Type: Apartment

Agent Comments

Similar location, building, size and condition, superior aspect and additional car space.



15/174w Toorak Rd SOUTH YARRA 3141 (REI)

 1
  1
  -

Price: \$320,000

Method: Private Sale

Date: 26/03/2026

Property Type: Apartment

Agent Comments

Similar size, building and condition, inferior lack of balcony, superior aspect.



9/23 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

 1
  1
  1

Price: \$350,000

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment

Agent Comments

Similar condition and size, superior with additional car space and bedroom size, inferior without balcony.

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504