

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 50 Leopold Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,200,000 Property Type House Suburb South Yarra

Period - From 21/04/2025 to 20/04/2026 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	55 Leopold St SOUTH YARRA 3141	\$3,455,000	25/10/2025
2			
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: 21/04/2026 16:22



3 2.5

Property Type: House

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

21/04/2025 - 20/04/2026: \$2,200,000

Comparable Properties



55 Leopold St SOUTH YARRA 3141 (REIVG)

Agent Comments

3 2 2

Price: \$3,455,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House

Land Size: 152 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.