

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

44 Tivoli Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$4,900,000 & \$5,300,000

Median sale price

Median price \$2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2026 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	16 Clarke St PRAHRAN 3181	\$5,250,000	25/03/2026
2	73 Tivoli Rd SOUTH YARRA 3141	\$4,800,000	21/03/2026
3	59 Tivoli Rd SOUTH YARRA 3141	\$4,680,000	22/11/2025

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:

22/04/2026 15:31



 3
  2
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$4,900,000 - \$5,300,000

Median House Price

March quarter 2026: \$2,275,000

Comparable Properties



16 Clarke St PRAHRAN 3181 (REI)

Agent Comments

 4
  3
  3

Price: \$5,250,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 591 sqm approx



73 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  2

Price: \$4,800,000

Method: Private Sale

Date: 21/03/2026

Property Type: House



59 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$4,680,000

Method: Private Sale

Date: 22/11/2025

Property Type: House

Land Size: 448 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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