

# 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

102/42 Ralston Street, 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 \$775,000 & \$825,000

### Median sale price

Median price \$618,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2025 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.

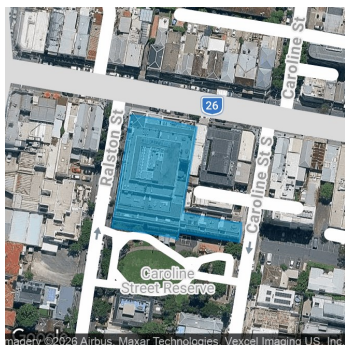
	Address of comparable property	Price	Date of sale
1	906/700 Chapel St SOUTH YARRA 3141	\$765,000	02/03/2026
2	1502/3 Yarra St SOUTH YARRA 3141	\$795,000	23/01/2026
3	2602/1 Almeida Cr SOUTH YARRA 3141	\$800,000	11/02/2026

**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:

13/03/2026 15:39



**Rooms:** 2

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**906/700 Chapel St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 02/03/2026

**Property Type:** Apartment



**1502/3 Yarra St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$795,000

**Method:** Private Sale

**Date:** 23/01/2026

**Property Type:** Apartment



**2602/1 Almeida Cr SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525