

# 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

16/21 Park Lane, 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

\$1,450,000

&

\$1,595,000

### Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

South Yarra

Period - From

05/08/2025

to

04/02/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
905/469 St Kilda Rd, Melbourne Vic	\$1,680,000	18/10/2025
1/25 Queens Rd, Melbourne Vic	\$1,600,000	10/09/2025

This Statement of Information was prepared on:

05/02/2026