

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

4/276a Domain Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$601,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2025 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	8/44 Upton Rd WINDSOR 3181	\$388,000	17/12/2025
2	10/32 Donald St PRAHRAN 3181	\$400,000	10/11/2025
3	4/83 Mathoura Rd TOORAK 3142	\$400,000	08/10/2025

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:

04/02/2026 16:40



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Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$370,000 - \$400,000
Median Unit Price
 Year ending December 2025: \$601,000

Comparable Properties

8/44 Upton Rd WINDSOR 3181 (VG)

Agent Comments

 1
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Price: \$388,000
Method: Sale
Date: 17/12/2025
Property Type: Strata Unit/Flat



10/32 Donald St PRAHRAN 3181 (VG)

Agent Comments

 1
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Price: \$400,000
Method: Sale
Date: 10/11/2025
Property Type: Strata Unit/Flat

4/83 Mathoura Rd TOORAK 3142 (VG)

Agent Comments

 1
  -
  -

Price: \$400,000
Method: Sale
Date: 08/10/2025
Property Type: Strata Unit/Flat

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