

# 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

10/7 Rockley Road, 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 \$790,000 & \$850,000

### Median sale price

Median price \$611,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2024 to 31/12/2024 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	11/382 Toorak Rd SOUTH YARRA 3141	\$850,000	23/12/2024
2	604/657 Chapel St SOUTH YARRA 3141	\$840,500	04/12/2024
3	602/1 Clara St SOUTH YARRA 3141	\$795,000	18/11/2024

**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:

05/02/2025 10:33



3   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$790,000 - \$850,000

**Median Unit Price**

December quarter 2024: \$611,000

## Comparable Properties



**11/382 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 23/12/2024

**Property Type:** Apartment



**604/657 Chapel St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$840,500

**Method:** Private Sale

**Date:** 04/12/2024

**Property Type:** Apartment



**602/1 Clara St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   2   1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 18/11/2024

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9864 5000