

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

418/32 Bray Street, South Yarra, 3141

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$290,000.00 & \$319,000.00

Median sale price

Median price

\$580,000.00

Property type

Studio

Suburb

SOUTH YARRA

Period

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From

Apr 2024

to

Mar 2025

Source

REIV

Comparable property sales

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: Monday 23rd June 2025