

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

9-13 Margaret Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$4,000,000

Median sale price

Median price

\$2,275,000

Property Type

House

Suburb

South Yarra

Period - From

01/01/2026

to

31/03/2026

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 Queens Rd MELBOURNE 3004	\$4,099,827	12/05/2026
2	69 Tivoli Rd SOUTH YARRA 3141	\$4,070,000	02/04/2026
3			

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:

24/06/2026 10:20



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Property Type: House

Agent Comments

Indicative Selling Price

\$4,000,000

Median House Price

March quarter 2026: \$2,275,000

Comparable Properties

11 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

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Price: \$4,099,827

Method: Sale

Date: 12/05/2026

Property Type: Office (Com)



69 Tivoli Rd SOUTH YARRA 3141 (VG)

Agent Comments

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Price: \$4,070,000

Method: Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 406 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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