Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	81 CROMWELL ROAD, SOUTH YARRA, VIC 3141

Indicative selling price

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

Price Range:	$3,400,000 to $3,700,000

Median sale price

Median price	$1,550,000	Property type	House	Suburb	SOUTH YARRA
Period	01 April 2026 to 30 June 2026	Source	pricefinder		

Comparable property sales

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
194 WILLIAMS RD, TOORAK, VIC 3142	$3,335,000	26/02/2026
24 LEWISHAM RD, WINDSOR, VIC 3181	$3,235,000	21/03/2026
34 RALEIGH ST, WINDSOR, VIC 3181	$3,480,000	23/06/2026

This Statement of Information was prepared on: 03/07/2026