

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

20/30 Murphy Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$592,000

Property Type

Unit

Suburb

South Yarra

Period - From

17/02/2025

to

16/02/2026

Source

Property Data

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	5/43 Rockley Rd SOUTH YARRA 3141	\$700,000	11/10/2025
2	22/17-23 Mona PI SOUTH YARRA 3141	\$740,000	04/10/2025
3	1/10 Cromwell Rd SOUTH YARRA 3141	\$733,000	23/08/2025

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:

17/02/2026 06:55



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
17/02/2025 - 16/02/2026: \$592,000

Comparable Properties



5/43 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Apartment



22/17-23 Mona PI SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Apartment



1/10 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$733,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455