

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 3/33 Murphy Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	15/63 Darling St SOUTH YARRA 3141	\$1,075,000	22/02/2024
2	1/42 Murphy St SOUTH YARRA 3141	\$1,050,000	17/02/2024
3	3/60 Leopold St SOUTH YARRA 3141	\$1,005,000	22/11/2023

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:

27/02/2024 12:29



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000

Median Unit Price
December quarter 2023: \$603,750

Comparable Properties



15/63 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 22/02/2024
Property Type: Apartment



1/42 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit



3/60 Leopold St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,005,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: Apartment

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