

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 402/6 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 & \$770,000

Median sale price

Median price \$577,500 Property Type Unit Suburb South Yarra

Period - From 18/03/2023 to 17/03/2024 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	412/6 Murphy St SOUTH YARRA 3141	\$835,000	24/01/2024
2	203/2 Cromwell Rd SOUTH YARRA 3141	\$800,000	17/10/2023
3	302/9 Darling St SOUTH YARRA 3141	\$715,000	28/11/2023

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: 18/03/2024 12:05



 2  2  1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

18/03/2023 - 17/03/2024: \$577,500

Comparable Properties



412/6 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments

 2  2  2

Price: \$835,000

Method: Private Sale

Date: 24/01/2024

Property Type: Apartment



203/2 Cromwell Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

 2  2  1

Price: \$800,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: Apartment

302/9 Darling St SOUTH YARRA 3141 (VG) Agent Comments

 2  -  -

Price: \$715,000

Method: Sale

Date: 28/11/2023

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9864 5000