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

4a/44 Murphy Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,290,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$1,842,500	Pro	operty Type	Hou	se		Suburb	South Yarra
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	15/23 Argo St SOUTH YARRA 3141	\$1,425,000	12/04/2025
2	4 Yan La RICHMOND 3121	\$1,315,000	02/04/2025
3	5 Myrtle St SOUTH YARRA 3141	\$1,180,000	29/03/2025

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:

05/05/2025 10:25



4a/44 Murphy Street, South Yarra Vic 3141



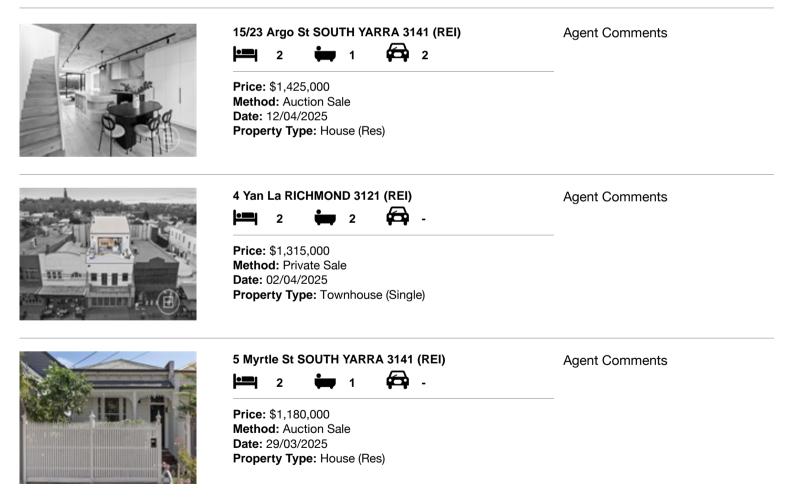




Property Type: House Agent Comments

Indicative Selling Price \$1,290,000 - \$1,375,000 Median House Price March quarter 2025: \$1,842,500

Comparable Properties



Account - Jellis Craig | P: 03 9864 5000



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