

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 consumer.vic.gov.au/underquoting

Range between \$1,290,000

&

\$1,375,000

Median sale price

Median price \$1,842,500

Property Type House

Suburb South Yarra

Period - From 01/01/2025

to

31/03/2025

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	15/23 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



2 1 1

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



15/23 Argo St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 2

Price: \$1,425,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)



4 Yan La RICHMOND 3121 (REI)

Agent Comments

2 2 -

Price: \$1,315,000
Method: Private Sale
Date: 02/04/2025
Property Type: Townhouse (Single)



5 Myrtle St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,180,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)