

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

1/49 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,458,750

Property Type

Townhouse

Suburb

South Yarra

Period - From

12/03/2025

to

11/03/2026

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	2a Alfred St PRAHRAN 3181	\$1,620,000	25/11/2025
2	3/15 Kensington Rd SOUTH YARRA 3141	\$1,700,000	04/10/2025
3	4/31-35 Ross St TOORAK 3142	\$1,850,000	01/10/2025

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:

12/03/2026 09:11

1/49 Caroline Street, South Yarra Vic 3141



Dion Besser

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

12/03/2025 - 11/03/2026: \$1,458,750



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2a Alfred St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,620,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)



3/15 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)



4/31-35 Ross St TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 01/10/2025

Property Type: Townhouse (Single)

Account - Besser & Co EA | P: 03 9531 1000



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