

# 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

101/6 Murphy Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$715,000

### Median sale price

Median price

\$611,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2024

to

31/12/2024

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	402/200 Toorak Rd SOUTH YARRA 3141	\$694,000	31/10/2024
2	904/681 Chapel St SOUTH YARRA 3141	\$650,000	09/10/2024
3	507/6 Murphy St SOUTH YARRA 3141	\$690,000	24/09/2024

**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:

22/01/2025 15:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
December quarter 2024: \$611,000

## Comparable Properties



**402/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$694,000  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** Apartment



**904/681 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** Apartment



**507/6 Murphy St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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