

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

53 Murphy Street, South Yarra, VIC 3141

Indicative selling price

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

Single price

or range between

\$2,950,000

&

\$3,200,000

Median sale price

Median price

\$ 2,200,000

Property type

House

Suburb

South Yarra

Period - From

09/04/2024

to

08/10/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	98 Leopold St, South Yarra VIC	\$3,005,000	07/09/2024
2	40 Tivoli Rd, South Yarra VIC	\$3,050,000	19/06/2024
3	51 Tivoli Rd, South Yarra VIC	\$3,030,000	27/05/2024

This Statement of Information was prepared on:

09/10/2024