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	21/43 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between $390,000 & $410,000

Median sale price

Median price $610,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2025 to 31/03/2026 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	210/8 Garden St SOUTH YARRA 3141	$405,000	27/04/2026
2	9/21 Bruce St TOORAK 3142	$401,000	13/04/2026
3	25/403 Toorak Rd SOUTH YARRA 3141	$410,000	28/03/2026

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: 16/06/2026 11:34

21/43 Caroline Street, South Yarra Vic 3141

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $410,000
Median Unit Price
Year ending March 2026: $610,000

Comparable Properties



210/8 Garden St SOUTH YARRA 3141 (REI/VG)

1 1 -

Price: $405,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

Agent Comments



9/21 Bruce St TOORAK 3142 (REI/VG)

1 1 -

Price: $401,000
Method: Private Sale
Date: 13/04/2026
Property Type: Apartment

Agent Comments



25/403 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $410,000
Method: Private Sale
Date: 28/03/2026
Property Type: Apartment

Agent Comments

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