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	20 Caroline Street South, South Yarra Vic 3141

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $2,475,000 Property Type House Suburb South Yarra

Period - From 01/04/2026 to 30/06/2026 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	3 Wrights Tce PRAHRAN 3181	$2,300,000	11/07/2026
2	14 Robinson St PRAHRAN 3181	$2,186,550	03/03/2026
3	28 Portland Pl SOUTH YARRA 3141	$2,050,000	21/02/2026

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: 15/07/2026 13:40

20 Caroline Street South, South Yarra Vic 3141

JellisCraig



3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
June quarter 2026: $2,475,000

Comparable Properties



3 Wrights Tce PRAHRAN 3181 (REI)

3 2 -

Price: $2,300,000
Method: Private Sale
Date: 11/07/2026
Property Type: House
Land Size: 247 sqm approx

Agent Comments



14 Robinson St PRAHRAN 3181 (REI/VG)

3 2 -

Price: $2,186,550
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 130 sqm approx

Agent Comments



28 Portland Pl SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $2,050,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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