

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

22/63 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

South Yarra

Period - From

24/02/2024

to

23/02/2025

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	28/30 Murphy St SOUTH YARRA 3141	\$710,000	04/12/2024
2	4/110 Caroline St SOUTH YARRA 3141	\$757,000	25/10/2024
3	1/32 Adams St SOUTH YARRA 3141	\$725,000	21/06/2024

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:

24/02/2025 08:28

22/63 Darling Street, South Yarra Vic 3141



2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
24/02/2024 - 23/02/2025: \$560,000

Comparable Properties



28/30 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment



4/110 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$757,000
Method: Private Sale
Date: 25/10/2024
Property Type: Apartment



1/32 Adams St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$725,000
Method: Private Sale
Date: 21/06/2024
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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