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	404/6 Murphy Street, South Yarra Vic 3141

Indicative selling price

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

Single price $520,000

Median sale price

Median price $600,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2024 to 30/09/2024 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	301/8 Bond St SOUTH YARRA 3141	$542,500	03/10/2024
2	408/700 Chapel St SOUTH YARRA 3141	$530,000	18/07/2024
3	406/1 Clara St SOUTH YARRA 3141	$480,000	01/07/2024

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: 17/11/2024 11:50

404/6 Murphy Street, South Yarra Vic 3141



1 1 1

Property Type: Apartment
Land Size: 60 sqm approx

Agent Comments

Indicative Selling Price
$520,000
Median Unit Price
September quarter 2024: $600,000

Comparable Properties



301/8 Bond St SOUTH YARRA 3141 (REI)

1 1 1

Price: $542,500
Method: Private Sale
Date: 03/10/2024
Property Type: Unit

Agent Comments



408/700 Chapel St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $530,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment

Agent Comments



406/1 Clara St SOUTH YARRA 3141 (VG)

1 - -

Price: $480,000
Method: Sale
Date: 01/07/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - BigginScott | P: 03 9426 4000

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