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	7/120 Caroline Street, South Yarra VIC 3141

Indicative selling price

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

Range between $680,000 & $710,000

Median sale price

Median price $563,000 Property Type Unit Suburb South Yarra

Period - From 27/04/2025 to 25/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11/56 Darling Street South Yarra 3141	$695,000	25/09/2025
5/19 Adams Street South Yarra 3141	$663,000	17/07/2025
3/24 St Leonards Court South Yarra	$755,000	11/06/2025

This Statement of Information was prepared on: 27/10/2025