

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 17/30 Murphy Street, SOUTH YARRA Victoria 3141

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$620,000 & \$680,000

## Median sale price

Median price \$585,000 Property type APARTMENT Suburb SOUTH YARRA

Period - From 01/01/2023 to 31/03/2023 Source REIV

## Comparable property sales

**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. 2/45 Albion St SOUTH YARRA 3141	\$687,000	30/03/2023
2. 9/161 Alexandra Av TOORAK 3142	\$650,000	27/03/2023
3. 33/30 Murphy Street, South Yarra, 3141	\$650,000	23/01/2023

This Statement of Information was prepared on: Sunday 7<sup>th</sup> May 2023