

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

1/97 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2024

to

31/03/2025

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 | 1/27 Wallace Av TOORAK 3142 | \$780,000 | 29/04/2025 |
| 2 | 6/97 Caroline St SOUTH YARRA 3141 | \$830,000 | 22/02/2025 |
| 3 | 7/21-25 Macquarie St PRAHRAN 3181 | \$765,000 | 22/01/2025 |

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:

20/05/2025 14:54

1/97 Caroline Street, South Yarra Vic 3141



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending March 2025: \$580,000



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 821.474 sqm approx

Agent Comments

Comparable Properties



1/27 Wallace Av TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Sold Before Auction

Date: 29/04/2025

Property Type: Apartment



6/97 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



7/21-25 Macquarie St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 22/01/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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