

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

2/51 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$500,000

&

\$540,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

South Yarra

Period - From

06/05/2024

to

05/05/2025

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	2/274a Domain Rd SOUTH YARRA 3141	\$470,000	28/02/2025
2	11/166 Toorak Rd.W SOUTH YARRA 3141	\$487,000	28/02/2025
3	404/6 Murphy St SOUTH YARRA 3141	\$514,000	18/12/2024

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:

06/05/2025 16:04



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$540,000
Median Unit Price
06/05/2024 - 05/05/2025: \$570,000

Comparable Properties



2/274a Domain Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$470,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment



11/166 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$487,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: Unit



404/6 Murphy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$514,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment
Land Size: 60 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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