

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

3/45 CAROLINE STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2024

to

31 Aug 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 6 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

102/57 TOORAK ROAD SOUTH YARRA VIC 3141	\$615,000	10-May-25
10/49 TIVOLI ROAD SOUTH YARRA VIC 3141	\$625,000	13-Jun-25
1/59 ALBION STREET SOUTH YARRA VIC 3141	\$610,000	31-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 04 September 2025

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**102/57 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$615,000** Sold Date **10-May-25**

Distance **0.1km**

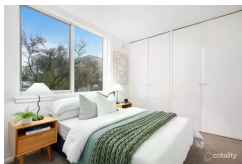


**10/49 TIVOLI ROAD SOUTH YARRA
VIC 3141**

2 1 1

Sold Price ^{RS} **\$625,000** Sold Date **13-Jun-25**

Distance **0.92km**



**1/59 ALBION STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$610,000** Sold Date **31-Jul-25**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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