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	57 Murphy Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$4,500,000	&	\$4,950,000
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Median sale price

Median price	\$2,265,000	Pro	perty Type	House		Suburb	South Yarra
Period - From	01/07/2025	to	30/09/2025		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

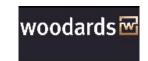
Add	dress of comparable property	Price	Date of sale
1	20 Rotherwood St RICHMOND 3121	\$4,000,000	17/09/2025
2	14 Vista Gr TOORAK 3142	\$4,255,000	16/08/2025
3	54 Powell St SOUTH YARRA 3141	\$4,950,000	17/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2025 14:08





Edward Carlile 0438 800 606 ecarlile@woodards.com.au

Indicative Selling Price \$4,500,000 - \$4,950,000 **Median House Price** September quarter 2025: \$2,265,000





Comparable Properties



20 Rotherwood St RICHMOND 3121 (REI)

Price: \$4,000,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: House (Res) Land Size: 767 sqm approx

Agent Comments

Much larger land, inferior location, superior condition



14 Vista Gr TOORAK 3142 (REI)





Agent Comments

Larger land, superior location, inferior condition

Price: \$4,255,000 Method: Auction Sale Date: 16/08/2025 Property Type: House Land Size: 450 sqm approx



54 Powell St SOUTH YARRA 3141 (REI/VG)



Agent Comments

larger land, inferior location, superior

condition

Price: \$4,950,000

Method: Sold Before Auction

Date: 17/06/2025

Property Type: House (Res) Land Size: 534 sqm approx

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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