

## Statement of Information

# 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

6 MACFARLAN STREET, SOUTH YARRA, VIC 3141

### Indicative selling price

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

Price Range: \$1,700,000 to \$1,870,000

### Median sale price

Median price

\$2,162,500

Property type

House

Suburb

SOUTH YARRA

Period

01 July 2025 to 30 September  
2025

Source

pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
27 PHOENIX ST, SOUTH YARRA, VIC 3141	\$1,875,000	24/05/2025
29 BAYVIEW ST, PRAHRAN, VIC 3181	\$1,870,000	19/05/2025
33 PACKINGTON ST, PRAHRAN, VIC 3181	\$1,801,000	21/08/2025

This Statement of Information was prepared on:

01/10/2025