

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

32/124 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$610,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2024 to 30/06/2025 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	203/36 Darling St SOUTH YARRA 3141	\$460,000	25/06/2025
2	17/393 Toorak Rd SOUTH YARRA 3141	\$415,000	25/06/2025
3	1/2 Affleck St SOUTH YARRA 3141	\$445,000	14/05/2025

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:

10/07/2025 13:04



1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending June 2025: \$610,000

Comparable Properties



203/36 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$460,000

Method: Private Sale

Date: 25/06/2025

Property Type: Apartment



17/393 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$415,000

Method: Private Sale

Date: 25/06/2025

Property Type: Unit



1/2 Affleck St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$445,000

Method: Private Sale

Date: 14/05/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255