Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$610,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/07/2024	to	30/06/2025	So	ource	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	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 comparableproperties 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









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)

Price: \$460.000 Method: Private Sale Date: 25/06/2025

Property Type: Apartment

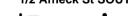
Agent Comments



17/393 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

Price: \$415,000 Method: Private Sale Date: 25/06/2025 Property Type: Unit



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



Agent Comments

Price: \$445.000 Method: Private Sale Date: 14/05/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



