Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	7/30 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

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/01/2025	to	31/03/2025	S	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

Address of comparable property		1 1100	Date of Sale
1	13/47-51 Domain St SOUTH YARRA 3141	\$690,000	09/04/2025
2	23/30 Murphy St SOUTH YARRA 3141	\$715,000	08/04/2025
3	17/33 Kensington Rd SOUTH YARRA 3141	\$681,500	13/01/2025

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:	04/07/2025 09:09
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Date of sale









Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$680,000 - \$740,000 Median Unit Price March quarter 2025: \$580,000

Comparable Properties



13/47-51 Domain St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$690,000 **Method:** Private Sale **Date:** 09/04/2025

Property Type: Apartment



23/30 Murphy St SOUTH YARRA 3141 (REI/VG)

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Agent Comments

Price: \$715,000 Method: Private Sale Date: 08/04/2025 Property Type: Unit



17/33 Kensington Rd SOUTH YARRA 3141 (VG)

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Agent Comments

Price: \$681,500 Method: Sale Date: 13/01/2025

Property Type: Strata Unit/Flat

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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