

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

2/51 MURPHY STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

5/2A DAVIDSON STREET SOUTH YARRA VIC 3141	\$670,000	26-Jun-25
1/17-23 MONA PLACE SOUTH YARRA VIC 3141	\$658,500	10-May-25
1/24 FITZGERALD STREET SOUTH YARRA VIC 3141	\$675,000	15-May-25

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 6 months.~~

This Statement of Information was prepared on: 06 August 2025



**5/2A DAVIDSON STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **26-Jun-25**

Distance **0.4km**



**1/17-23 MONA PLACE SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$658,500** Sold Date **10-May-25**

Distance **0.43km**



**1/24 FITZGERALD STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$675,000** Sold Date **15-May-25**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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