

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$420,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2025 to 30/09/2025 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	7/1 Mona PI SOUTH YARRA 3141	\$490,000	14/11/2025
2	3/213 Williams Rd SOUTH YARRA 3141	\$397,000	29/10/2025
3			

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: 18/11/2025 11:40



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$395,000 - \$420,000

**Median Unit Price**

September quarter 2025: \$590,000

## Comparable Properties



**7/1 Mona PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

1   1   -

**Price:** \$490,000

**Method:** Private Sale

**Date:** 14/11/2025

**Property Type:** Apartment



**3/213 Williams Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

1   1   1

**Price:** \$397,000

**Method:** Private Sale

**Date:** 29/10/2025

**Property Type:** Apartment

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.

**Account - Little Real Estate** | P: 07 3037 0255