

# 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

2/41 Park 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)

Single price

\$700,000

### Median sale price

Median price

\$618,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2025

to

31/12/2025

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	7/41 Park St SOUTH YARRA 3141	\$730,000	14/10/2025
2	5/43 Rockley Rd SOUTH YARRA 3141	\$700,000	11/10/2025
3	2/51 Murphy St SOUTH YARRA 3141	\$670,000	18/09/2025

**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:

02/02/2026 17:32



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$700,000  
Median Unit Price  
December quarter 2025: \$618,750

## Comparable Properties



7/41 Park St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$730,000  
Method: Private Sale  
Date: 14/10/2025  
Property Type: Apartment



5/43 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$700,000  
Method: Auction Sale  
Date: 11/10/2025  
Property Type: Apartment



2/51 Murphy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$670,000  
Method: Sold Before Auction  
Date: 18/09/2025  
Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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