

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

10/44 Murphy Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

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	4/1a Coolullah Av SOUTH YARRA 3141	\$900,000	15/11/2025
2	3/4 Stanhope Ct SOUTH YARRA 3141	\$940,000	20/09/2025
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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: 19/02/2026 13:18



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2025: \$618,750

Comparable Properties



4/1a Coolullah Av SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Apartment



3/4 Stanhope Ct SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 20/09/2025
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.