

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address

Including suburb & postcode

214/35 Wilson Street, South Yarra VIC 3141

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

X

or range between

\$360,000

&

\$390,000

Median sale price

Median price

\$610,000

Property type

Apartment

Suburb

SOUTH YARRA

Period - from

01/07/24

to

30/06/25

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	Sale Date	Size	Bed	Bath	Car
1. 516/35 Malcolm Street	\$370,000	09/05/25	53m2	1	1	0
2. 1110/12-14 Claremont Street	\$375,000	08/05/25	52m2	1	1	1
3. 108/20 Garden Street	\$370,000	15/05/25		1	1	1

This Statement of Information was prepared on:

29/07/25

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 410/35 Wilson Street	\$375,000	08/11/24		1	1	1
5. 604/35 Wilson Street	\$473,000	07/05/25		1	1	1
6. 215/229 Toorak Road	\$440,000	05/05/25	51m2	1	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	\$458pw   14/10/25	\$500pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$804.49	\$704.32	\$3,303.66	\$4,812.47

Size	Year Built	# In Complex/Block	Facilities
57m2	2008	92	Communal rooftop garden and BBQ with city views

Owners Corporation	Chattels
Bluestone OCM Pty Ltd P: 03 8535 2770	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Essence	Deadline Sale 19/08/25 @ 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.